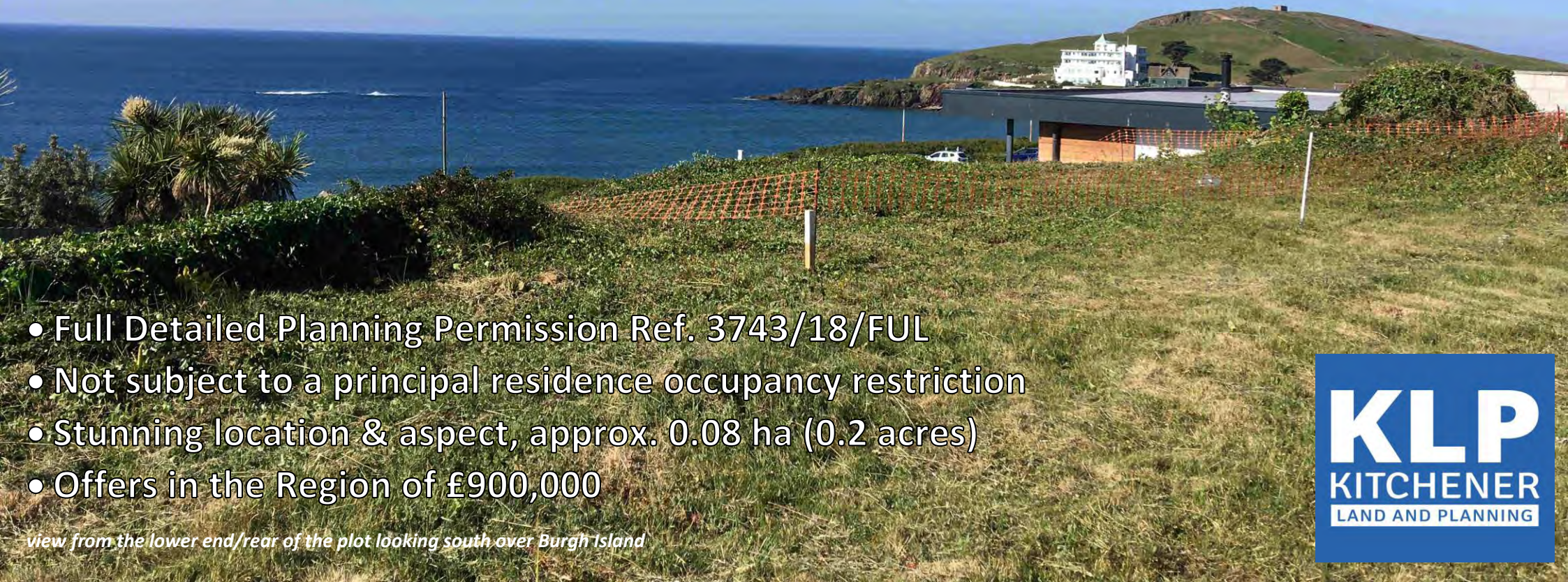


BUILDING PLOT FOR A DETACHED DWELLING

BIGBURY ON SEA DEVON TQ7 4AU



- Full Detailed Planning Permission Ref. 3743/18/FUL
- Not subject to a principal residence occupancy restriction
- Stunning location & aspect, approx. 0.08 ha (0.2 acres)
- Offers in the Region of £900,000

view from the lower end/rear of the plot looking south over Burgh Island



THE PLOT – TQ7 4AU

This is a rare opportunity to acquire a building plot with the benefit of full detailed planning permission (Ref.3743/18/FUL) for the construction of a contemporary detached reverse level two storey 4 bedroom house set in a stunning position just above the beach overlooking Burgh Island. The proposed gross internal floor area is approximately 203m² (2,185sqft). The plot has a gentle fall to the south and extends to approximately 0.08 hectares (0.2 acres). The boundaries are approximately shown highlighted on the plan below (1810 P.05E).

The plot is one part of an approved scheme for 4 units, the remainder comprises 3 bungalows set behind and to the north of the plot. The 4 units will share a common access from Ringmore Drive into a parking court for the bungalows, rights will be granted from the access to the private drive for the plot. The plot will also benefit from a pedestrian access onto Marine Drive.

To enable the plot to be developed separately and in accordance with the planning permission (a condition of the sale), the vendor will contract to pay the S.106 contribution, discharge the relevant pre commencement conditions and complete the necessary construction elements and those required under the S106. The vendor will work with the purchaser to agree the detail as there will be some crossover between the plot and the bungalow scheme.

BIGBURY ON SEA

Bigbury on Sea is a small sought after seaside village located on the coast of South Devon in an Area of Outstanding Natural Beauty with a stunning sandy beach overlooking the iconic Burgh Island. The island is a tidal linked by a causeway at low tide. There are several buildings on the island, the largest being the Art Deco Burgh Island Hotel.

In terms of amenities, the nearby village of Challaborough has a convenience store whilst the towns of Modbury (6 miles) and Kingsbridge (9 miles) offer a range of local shops and services. Recreational activities include the beach, beautiful local walks and Bigbury Golf Club which offers an 18 course.

PLANNING & TECHNICAL

South Hams District Council granted full planning permission for the construction of 4 dwellings including external landscaping, shared driveway and parking areas and a new vehicular entrance off Ringmore Drive, under application ref. 3743/18/FUL dated 22 November 2019, land adjacent to Southway, Marine Drive, Bigbury on Sea. The permission is not subject to a principal residence occupancy restriction.

We understand that there is mains water, electricity and BT adjacent to the plot. Foul drainage will be by a connection to the foul sewer that currently crosses the site for the bungalows and will be diverted by the vendor. We understand surface water will drain via on site soakaways. All interested parties however should make and rely upon their own enquiries of the relevant services providers.

A planning & technical information pack is available on request.

SECTION 106 / COMMUNITY INFRASTRUCTURE LEVY

The vendor will pay the S.106 sum of £8,287.50. There is no CIL in South Hams.

METHOD OF SALE

Offers are invited in the region of £900,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the agents KLP to arrange a viewing.



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300

Ref: 582/DH

Proposed Site Block Plan - Plot for sale is noted as Unit 3 - Not to Scale

(hatched red lines denote a previous planning permission)

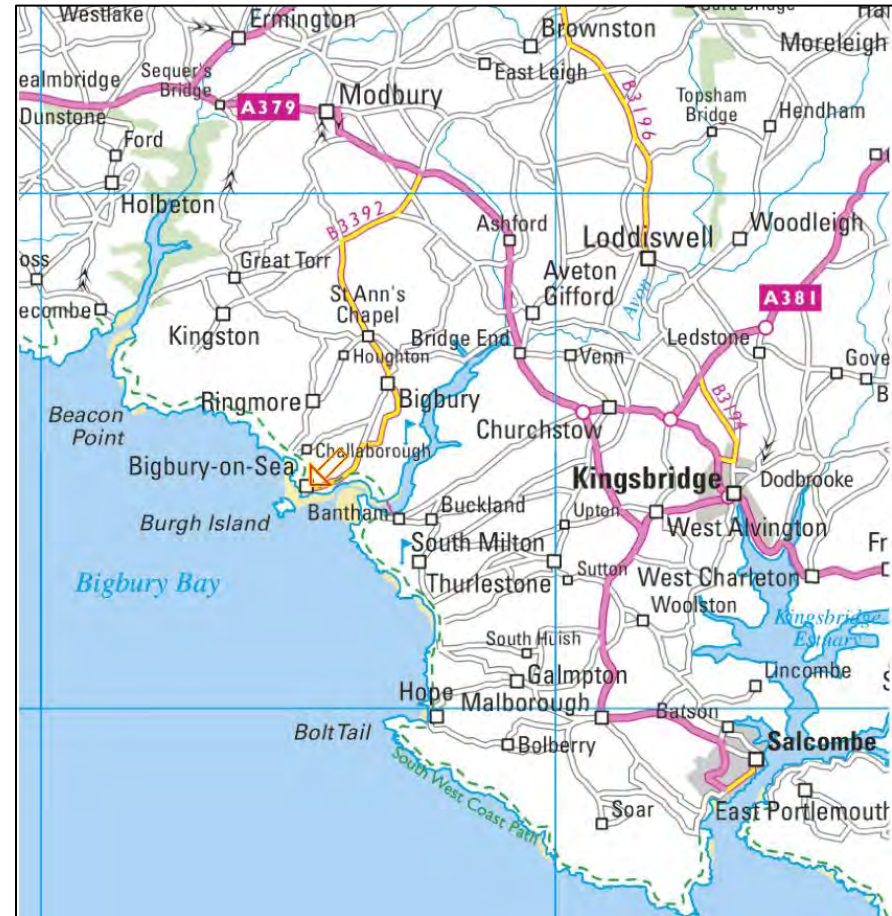


Dashed red line indicates previous permission 05/1473/12 Demolition of Southway and construction of three 3 bedroom terraces and four 3 bedroom semi-detached dwellings. A total of 7 new dwellings.

Approximate plot area highlighted on Proposed Site Plan – Not to Scale



Location Plan



Proposed Ground Floor Plan - Not to Scale



5 Station Yard
Ashburton
Devon TQ13 7EF

Tel: 01364 653 503
Email: info@vanellensheryn.com
Web: www.vanellensheryn.com

chartered architects



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Revision Notes	Date	Rev
Amendments for Planning	04.04.19	A
Amendments for Planning	22.05.19	B
Amendments for Planning	14.06.19	C
Amendments for Planning	05.07.19	D

Drawing Status
Planning

Original Drawing Size A3

Project
**Land Adjacent to Southway
Bigbury on Sea**

Drawing
Proposed Ground Floor Plan Unit 3

Project No.	Drawing No.	Revision No.	Scale
1810	P.09	D	1:100

Proposed Lower Ground Floor Plan - Not to Scale



5 Station Yard
Ashburton
Devon TQ13 7EP

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Drawing Status
Planning

Original Drawing Size A3

Project
**Land Adjacent to Southway
Bigbury on Sea**

Drawing
Proposed Lower Ground Floor Plan Unit 3

Project No. 1810	Drawing No. P.10	Revision No. D	Scale 1:100
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view from access of proposed private drive down to the plot



Burgh Island from car park below the plot