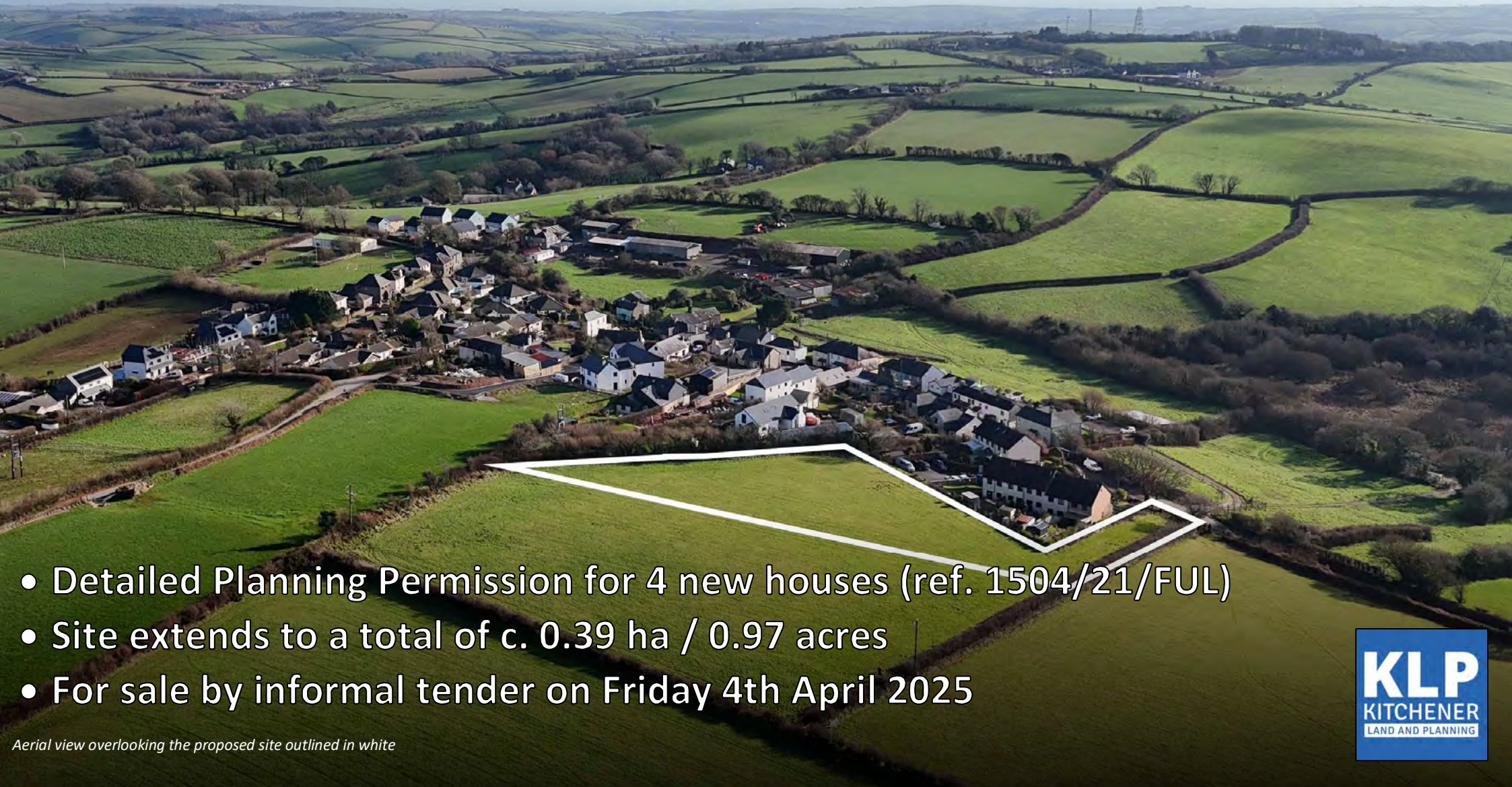


RESIDENTIAL DEVELOPMENT SITE, MORELEIGH, Nr TOTNES, SOUTH HAMS



- Detailed Planning Permission for 4 new houses (ref. 1504/21/FUL)
- Site extends to a total of c. 0.39 ha / 0.97 acres
- For sale by informal tender on Friday 4th April 2025

THE SITE – TQ9 7JL

This residential development site extends to c. 0.39 ha / 0.97 acres and is situated on the western edge of the small village of Moreleigh in the South Hams.

A detailed planning application, ref. 1504/21/FUL, was approved by South Hams Council in September 2023, for the construction of four new two storey houses. Plot 1 is proposed with a floor area of 96.9sqm. The ground floor comprises an open plan Kitchen/Dining/Living space, plus separate Utility, and WC. The first floor includes two Bedrooms, one with en-suite, and a family bathroom. Two off-road parking spaces are provided. Plots 2, 3, & 4 are identical (Plot 3 is handed), each with a floor area of 129.2sqm (excluding garages). The ground floor of each comprises an open plan Kitchen/Dining/Living Space, plus separate utility, and WC. The first floor includes three bedrooms, one with en-suite, and a family bathroom. Parking in each dwelling is provided via a single garage with an offroad parking space in front.

The site slopes gently from north to south and is positioned adjacent to an existing residential cul-de-sac 'White Park'. It is currently served by an access to the south of the land onto the public highway.

MORELEIGH

The small village of Moreleigh (named as a sustainable village in the Joint Local Plan) offers a popular and highly renowned 17th Century pub, The New Inn, which has been run by the same family since 1972. The vibrant town of Totnes is about 6 miles away and again has many amenities as well as a main line rail link to London (under 3 hours).

Kingsbridge is about 5 miles away and is home to an excellent primary school as well as Kingsbridge Community College which is currently rated as 'Outstanding' by Ofsted. There are also two supermarkets, a filling station, a wonderful and eclectic mix of shops and boutiques as well as a number of pubs and restaurants. Dartmouth is approximately 9 miles. The A38 with links to Plymouth, Exeter and the M5 is about 8 miles.

PLANNING & S106

Detailed planning application (ref: 1504/21/FUL) was approved by South Hams District Council on the 8th September 2023 for the construction of 4 new dwellings (2 x pairs of semi-detached) with associated parking, access, landscaping and biodiversity enhancements. The planning application was approved in conjunction with a S106 Agreement which requires a contribution of £13,260 towards Primary Education Transport and a further contribution of £2,280 towards Secondary Education Transport. A planning/technical pack including relevant information is available electronically upon request.

METHOD OF SALE & VAT

Informal tender - All bids to be received by Friday 4th April 2025 and sent by email as an attachment to alex@klp.land with the subject line marked as 'Confidential Tender – Moreleigh' or delivered by post to our office (address below) in a sealed envelope marked 'Confidential Tender – Moreleigh'. The Agents are advised that VAT will not be charged on the sale.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site. The site entrance can be located at (What3Words): [///receiving.rationing.file](#)

AGENTS NOTE

Interested parties should note that the vendors will require a right of access to their retained land to the north via the proposed driveway, along with rights to connect into new utility supplies as applicable. Please contact KLP to discuss this further.

CONTACT



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

Ref: 596/AM

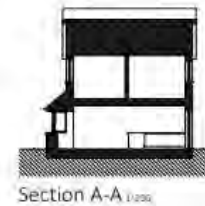
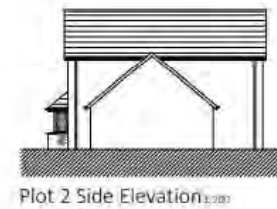
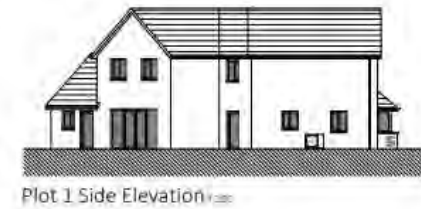
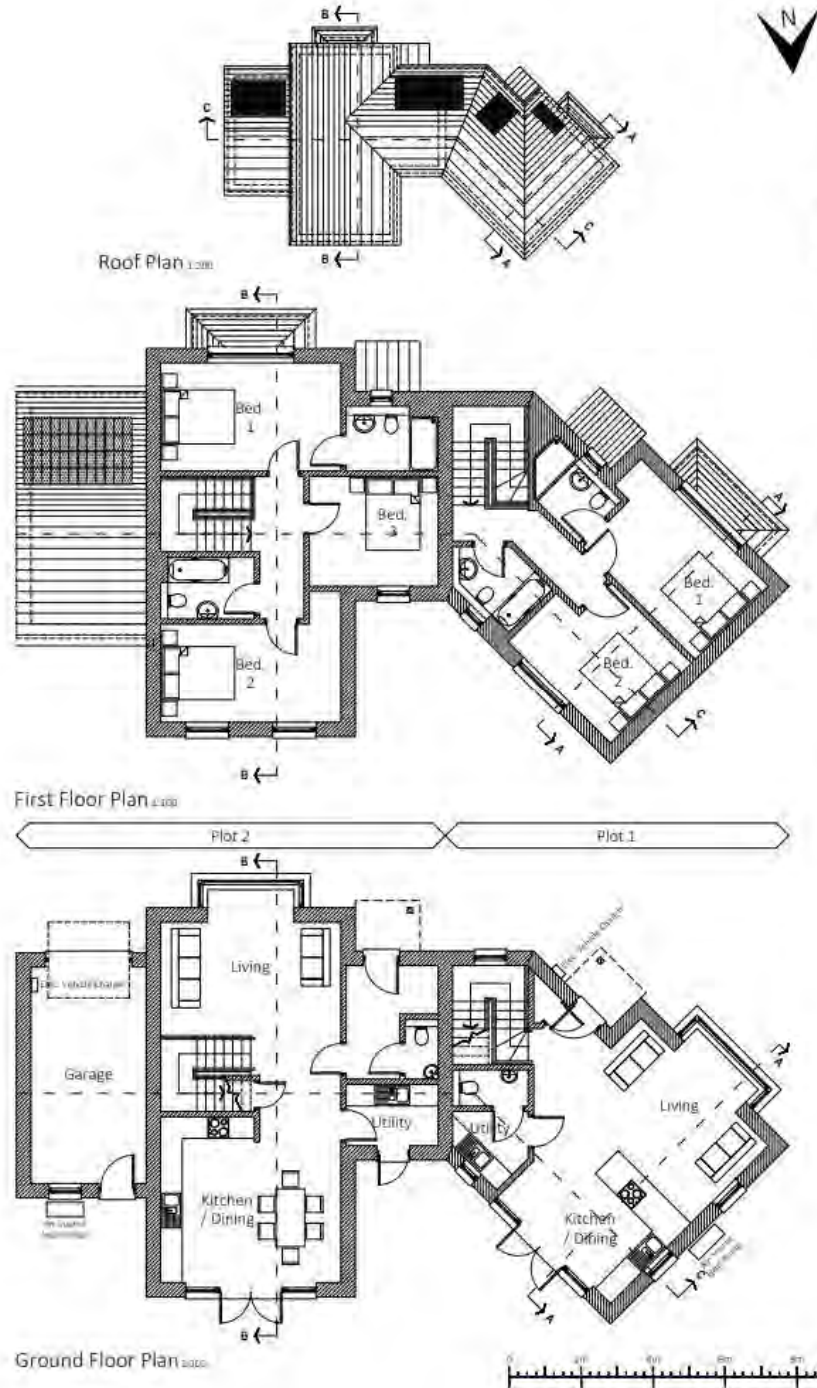


Proposed site layout plan – not to scale

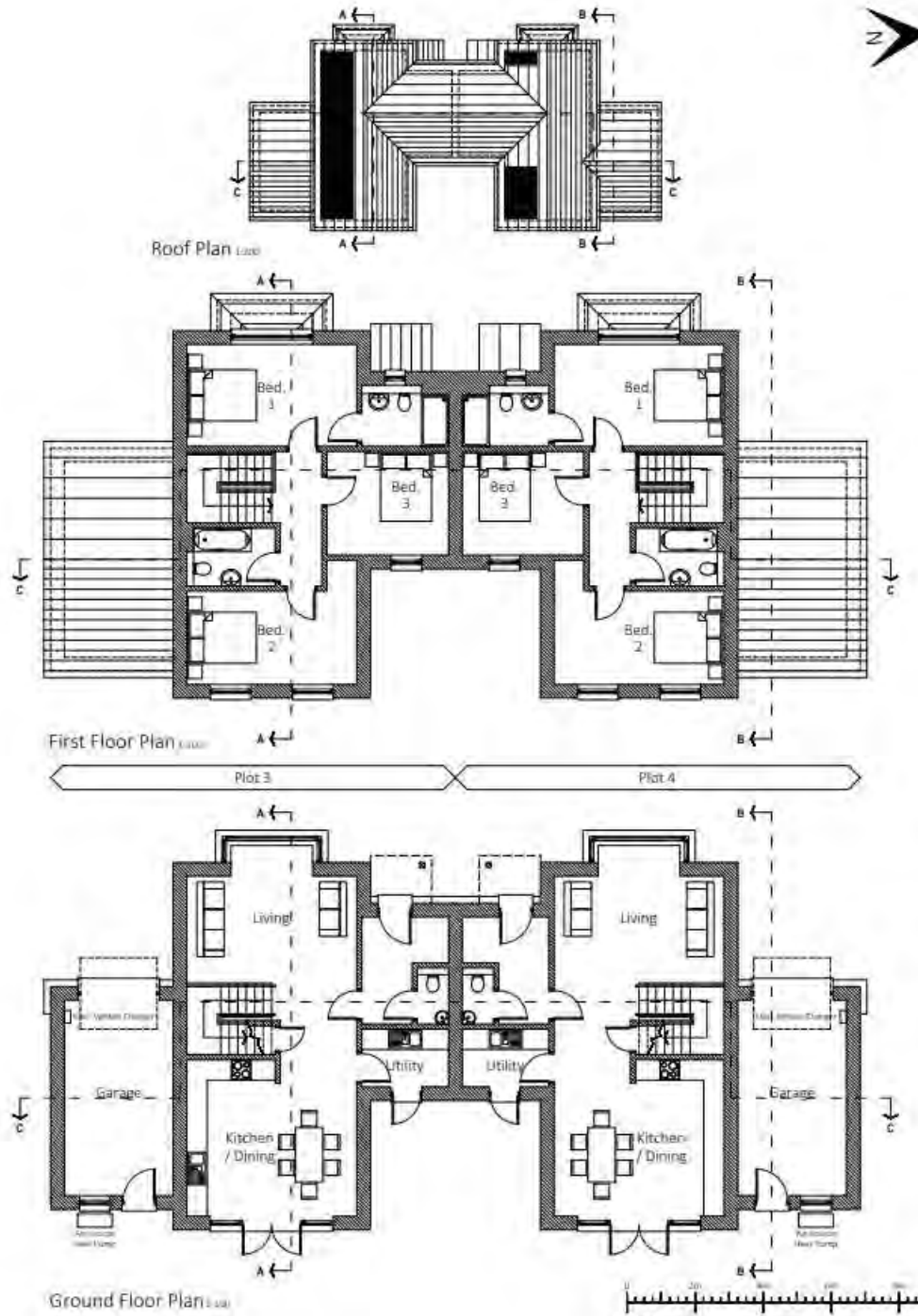
Site Plan 1:500



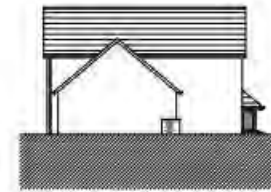
Proposed elevations and floorplans – Plots 1 & 2 – not to scale



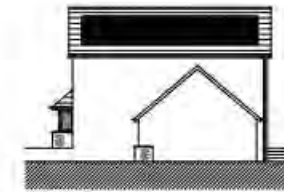
Proposed elevations and floorplans – Plots 3 & 4 – not to scale



Rear Elevation 1:100



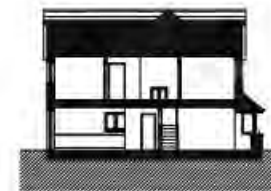
Side Elevation 1:200



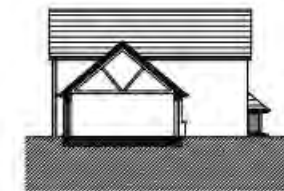
Side Elevation 1:200



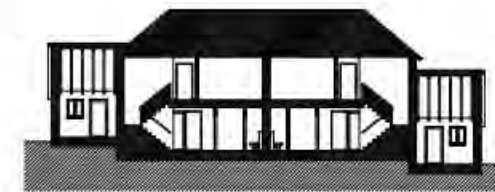
Rear Elevation 1:100



Section A-A 1:200



Section B-B 1:200



Section C-C 1:200



Panoramic photos showing (top) View from the northern corner of the vendors land facing south and (bottom) View from the south eastern corner of the site facing north



Photos (clockwise from top left) showing: Aerial view of the land, Existing site entrance, View from the eastern edge of the site facing west, View of the existing entrance from the public highway facing west.