

SINGLE BUILDING PLOT FOR DETACHED HOUSE

WEST PARK, PLYMOUTH, PL5 2LY

- Detailed Planning Consent (20/01926/FUL)
- Proposed 4 bedroom detached house (self-build)
- Guide Price £95,000

View overlooking Plot 20, facing east.

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LAND AND PLANNING

THE SITE – PL5 2LY

KLP are delighted to offer this single building plot in West Park, Plymouth, which benefits from detailed planning approval for the construction of a new four bedroom detached house.

West Park consists of a site of 1.33ha, formerly the site of West Park School, but subsequently granted outline planning permission (ref. 15/00486/OUT) for the construction of 32 self-build dwellings. The site is currently under construction with several houses completed/nearing completion, others at an early stage of build and other plots awaiting commencement.

The planning approval for Plot 20 (ref. 20/01926/FUL), shows the proposed new dwelling to be a two storey, detached house with integral garage. On the ground floor, an entrance hall leads to a large open plan kitchen/living/dining area, with separate utility room, W.C. and the garage. On the first floor, four bedrooms are proposed (two with en-suite bathrooms and the master bedroom with a dressing room) along with a family bathroom. To the front of the property, two off road parking spaces are proposed and good sized garden is proposed at the rear. The plot itself extends to c. 0.09 acres.

PLYMOUTH

The plot is located in the popular residential area of West Park, with nearby schools and local amenities including a variety of shops, food outlets, DIY store, pubs and post office. Derriford and the Nuffield hospitals are a short drive away and a local bus routes provide easy access to Plymouth City Centre and beyond. The site also offers easy access to the A38. To the north is the Dartmoor National Park which provides excellent recreational facilities.

Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

UTILITIES

The vendor advises that the management company (West Park Consortium Ltd) is currently progressing site works to include installation of utility services and completion of the site roadways. Further information in this regard is available from the Agents upon request.

PLANNING

Plymouth City Council granted detailed planning permission (ref. 20/01926/FUL) on the 14th January 2021 for the construction of a new four bedroom dwelling with garage (self build) on Plot 20, West Park. Copies of the planning history for the site, plans, and other technical information and are available by email and upon request.

S106 and CIL

A S106 agreement was applicable to the original outline planning approval for the site, requiring financial contributions toward affordable housing, greenspace, children's facilities etc. However the Agents are advised that there shall be no liability for any of these costs to a new purchaser. The plot will however is liable for a Community Infrastructure Levy (CIL) payment – however self-builders are able to apply for exemption from such payment – please contact Plymouth City Council for further details.

METHOD OF SALE

The freehold site is offered for sale by private treaty with a Guide Price of £95,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

By appointment with KLP on 01392 879300.

Ref 683/AM

Proposed Floorplans – Plot 20 (not to scale)



Ground Floor Plan



First Floor Plan

Proposed Elevations – Plot 20 (not to scale)



North West Elevation



South West Elevation



South East Elevation



North East Elevation

Proposed Site Layout Plan





View showing part of Plot 20, facing north-west.