

# PRIME RESIDENTIAL DEVELOPMENT SITE FOR 4 DETACHED DWELLINGS

## PLYMBRIDGE ROAD PLYMOUTH PL6 7LF

- Full Planning Permission Ref: 25/00158/FUL – dated 14 October 2025
- Approximately 2 acres / 0.8 hectares
- Urban fringe location, woodland setting with amenity land
- Offers Invited in Excess of £550,000

*view from Plot 4 looking south towards the site entrance*



## THE SITE

KLP are delighted to offer this urban fringe site in a woodland setting with full planning permission for four new large detached dwellings, located on the north side of Plymbridge Road B3432), just west of Darklake View.

The site area for sale (red and blue outlined areas on the Site Location Plan below), extends to approximately 2 acres/0.8 hectares and comprises two distinct parcels; the approximate southern half forms the planning application area including the existing access road (shared with the property known as Holtwood) serving the proposed four detached dwelling plots, whilst the approximate northern half is amenity woodland. The land slopes from south down to north and abuts existing residential dwellings to the west, further woodland beyond the north boundary, low rise commercial offices to the east beyond the established wooded boundary, whilst to the south is Plymbridge Road. A Tree Preservation Order covers trees both on the site and we understand adjacent trees.

The existing single garage inside the site area immediately north of Holtwood is not included in the sale, rights to access it will be retained.

The approved dwellings are all 4 bedroom contemporary designed units ranging in size from 1900sqft to 2255sqft (including garages for Plots 1,2 & 3).

### PLYMOUTH - PL6 7LF

Located in the Derriford and Estover area of northern Plymouth, approx. 6 miles from the city centre, the PL6 7LF area offers a range of amenities include the Derriford Retail Park including an Aldi, M&S Food, and Pure Gym. Nearby major supermarkets include Asda at Estover and Tesco Superstore at Transit Way. Local schools include Thornbury Primary School and Tor Bridge High School. The area is a major healthcare centre, with Derriford Hospital nearby. A regular bus service serves the local area and Plymouth city centre.

## PLANNING & TECHNICAL

Plymouth City Council (PCC) granted planning permission under application 25/00158/FUL dated 14 October 2025, proposed 4 new dwellings, land adjacent Holtwood, Plymbridge Road, Plymouth, PL6 7LF.

No S.106 Agreement is applicable to this planning permission.

PCC advise on the Planning Decision Notice that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended).

A Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

## METHOD OF SALE

The land is owned by Turnkey Developments SW Ltd (Company number: 13247416). Our clients are selling Turnkey Developments SW Ltd.

Offers Invited in Excess of £550,000

## VIEWING

**what3words:** beats.slices.crab

Viewing by appointment - Please contact the sole agents KLP to arrange



**Contact: Darryl Hendley**

Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

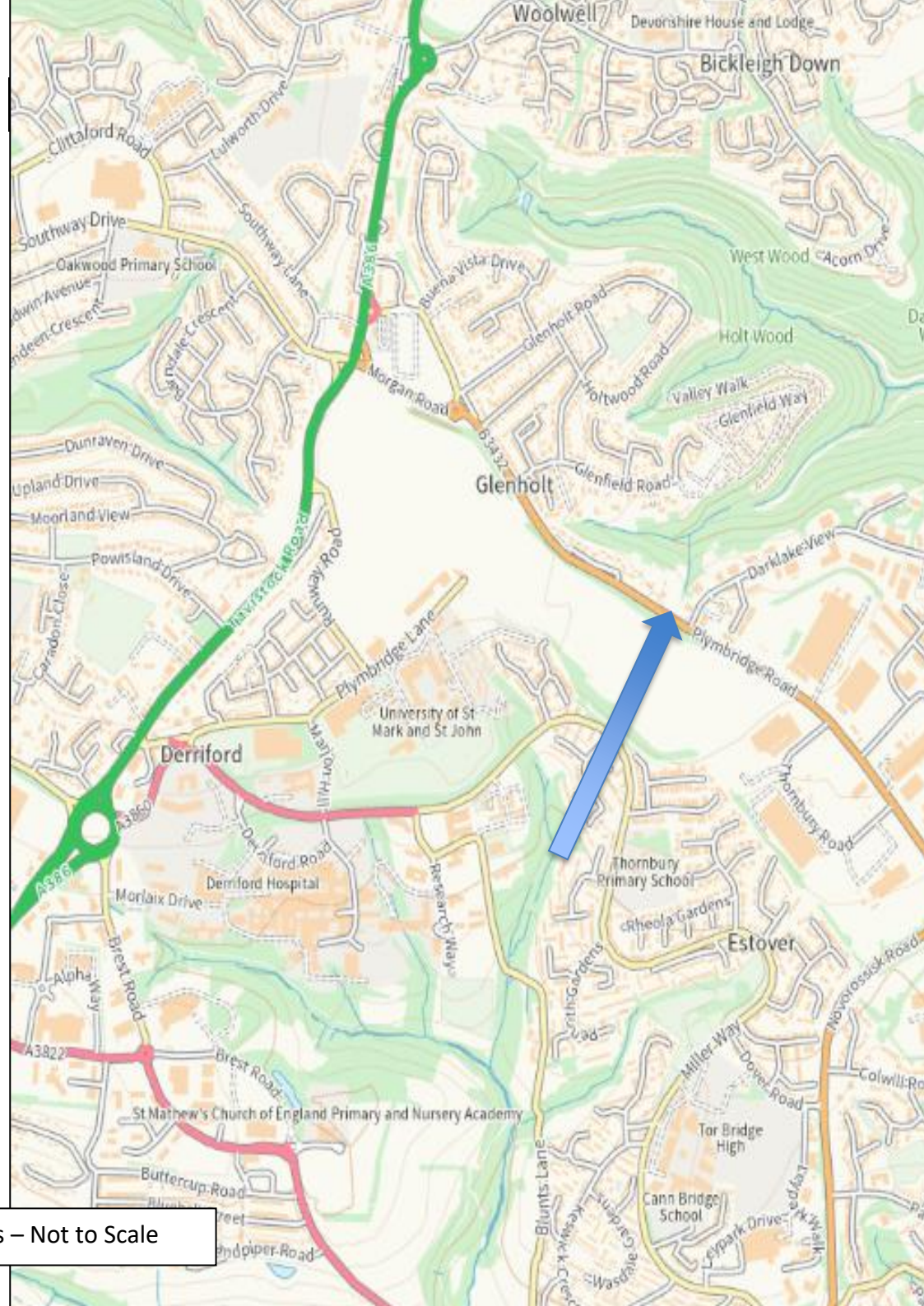
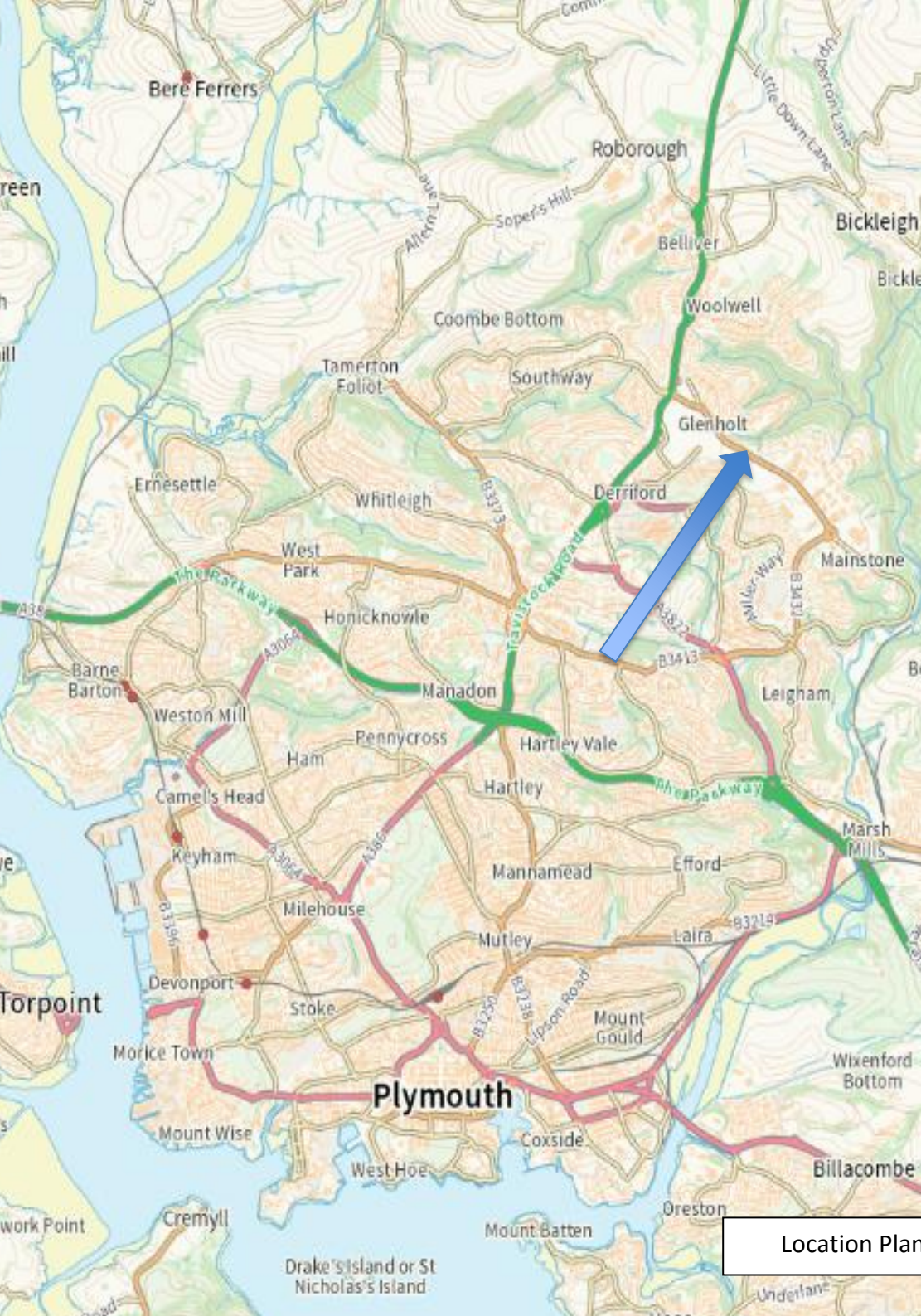
Email: [darryl@klp.land](mailto:darryl@klp.land)

Tel. 01392 879300

Mob. 07850 275265

**REF: 783/DH/R1**





Location Plans – Not to Scale



land in same ownership

application site

Holtwood

Plymbridge Road

131.4m

Drainage Main

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## 01 Site Location Plan

Scale 1:1250



### Le Page Architects

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Tallyour Road, Crownhill, Plymouth, PL6 5DH

Tel: +44 (0)1752 849 880

Email: enquiries@lepagearchitects.com  
Web: <http://www.lepagearchitects.com>

Client  
Turn Key Developments SW Ltd.

Project Name  
Plymbridge Road  
New Houses

Drawing  
Site Location Plan

Scale 1:1250 @ A4

Drawn by Date

Proposed Site Location Plan and Block Plan

Not to Scale



## 01 Proposed Block Plan

Scale 1:500

Plymbridge Road

131.4m

Holtwood

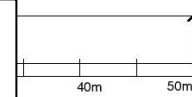
Plot 2

Plot 3

Plot 4

Plot 1

Issues



THIS DRAWING MUST BE READ IN CONJUNCTION WITH OTHER ARCHITECTS, CONSULTANTS, SUB-CONTRACTORS AND SPECIALIST DRAWINGS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE AND CONFIRMED BY THE CONTRACTOR, BEFORE COMMENCEMENT OF CONSTRUCTION.

IF THIS DRAWING EXCEEDS THE QUANTITIES TAKEN, IN ANY WAY, THE ARCHITECTS ARE TO BE INFORMED BEFORE THE WORK IS PUT IN HAND.

Rev	Date	Revision	By	Chk
A	15/10/24	Site Layout changes	AB	DP
B	22/10/24	Client meeting rendered siteplan	AB	DP
C	01/11/24	Revisions to plot layouts	AB	DP
D	15/11/24	Revision to Site Boundary Line	AB	DP
E	22/11/24	Omission of garage to Plot 3	AB	DP
F	27/11/24	Landscape Architect's info incorporated	AB	DP
G	04/12/24	Landscape Architect's info incorporated	AB	DP
H	09/04/25	Chamfer to parking area of Plot 3 to planning officer's request	AB	DP

Notes  
Text

## Le Page Architects

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Tel: +44 (0)1752 849 880

Email: enquiries@lepagearchitects.com  
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Client  
Turnkey Developments SW Ltd

Project Name  
Plymbridge Road  
New Houses

Drawing  
Proposed Site Plan

Scale  
1:200 @ A1

Drawn by  
AB  
Date  
06/09/24  
Checked by  
DP  
Date  
06/09/24

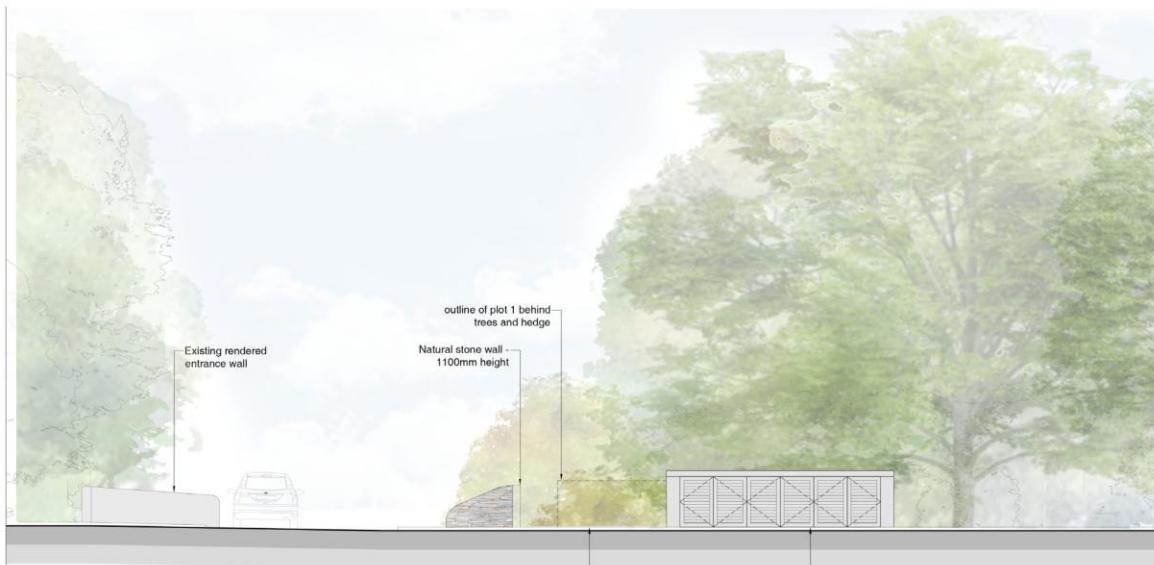
Project No.  
Drawing No.  
Revision

J23.050 AB.01 H

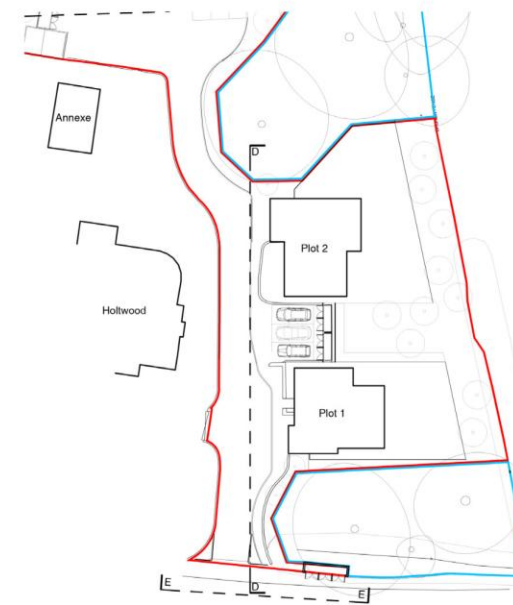


Proposed Site Plan - Not to Scale





**02 Section E-E Proposed Street Scene at Entrance**  
Scale 1:100



**03 Key Plan**  
Scale 1:500



**01 Section D-D Proposed Street Scene (Plots 1 and 2)**  
Scale 1:100

Proposed Site Sections / Street Scenes  
Not to Scale

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-	-	-	-	-

Notes  
Text

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Client  
TurnKey Developments SW Ltd

Project Name  
Plymbridge Road  
New Houses

Drawing  
Proposed Site Sections / Street Scenes  
Sections DD and EE

Scale  
1:100 @ A2

Drawn by  
AB/ST  
Date  
07/03/25  
Checked by  
DP  
Date  
07/03/25

Project No.  
Drawing No.  
Revision

J23.050 AB.06 -

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Notes
Text

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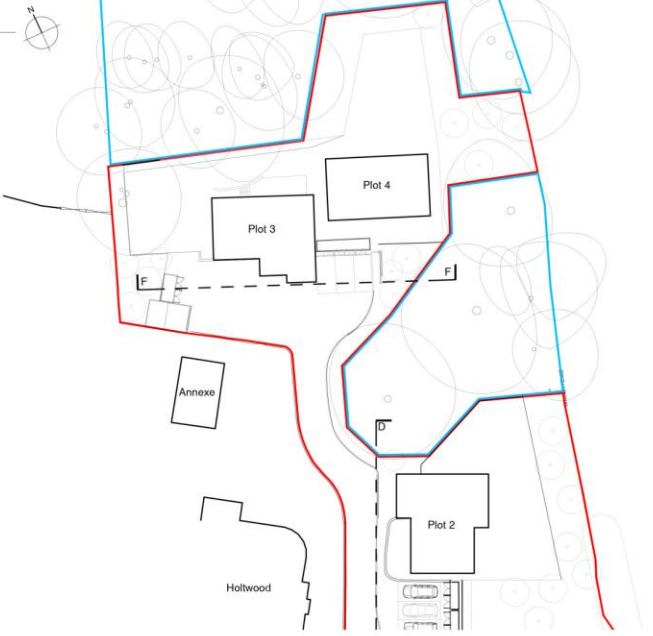
Drawing  
Proposed Site Sections / Street Scenes  
Sections FF

Scale 1:100 @ A2

Drawn by	Date
AB/ST	07/03/25
Checked by	Date
DP	07/03/25
Project No.	Drawing No
	Revision

## 02 Key Plan

Scale 1:500



## 01 Section F-F Proposed Street Scene (Plots 3 and 4)

Scale 1:100

Proposed Site Sections / Street Scenes  
Not to Scale





*view from access looking north along site road*