

# 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

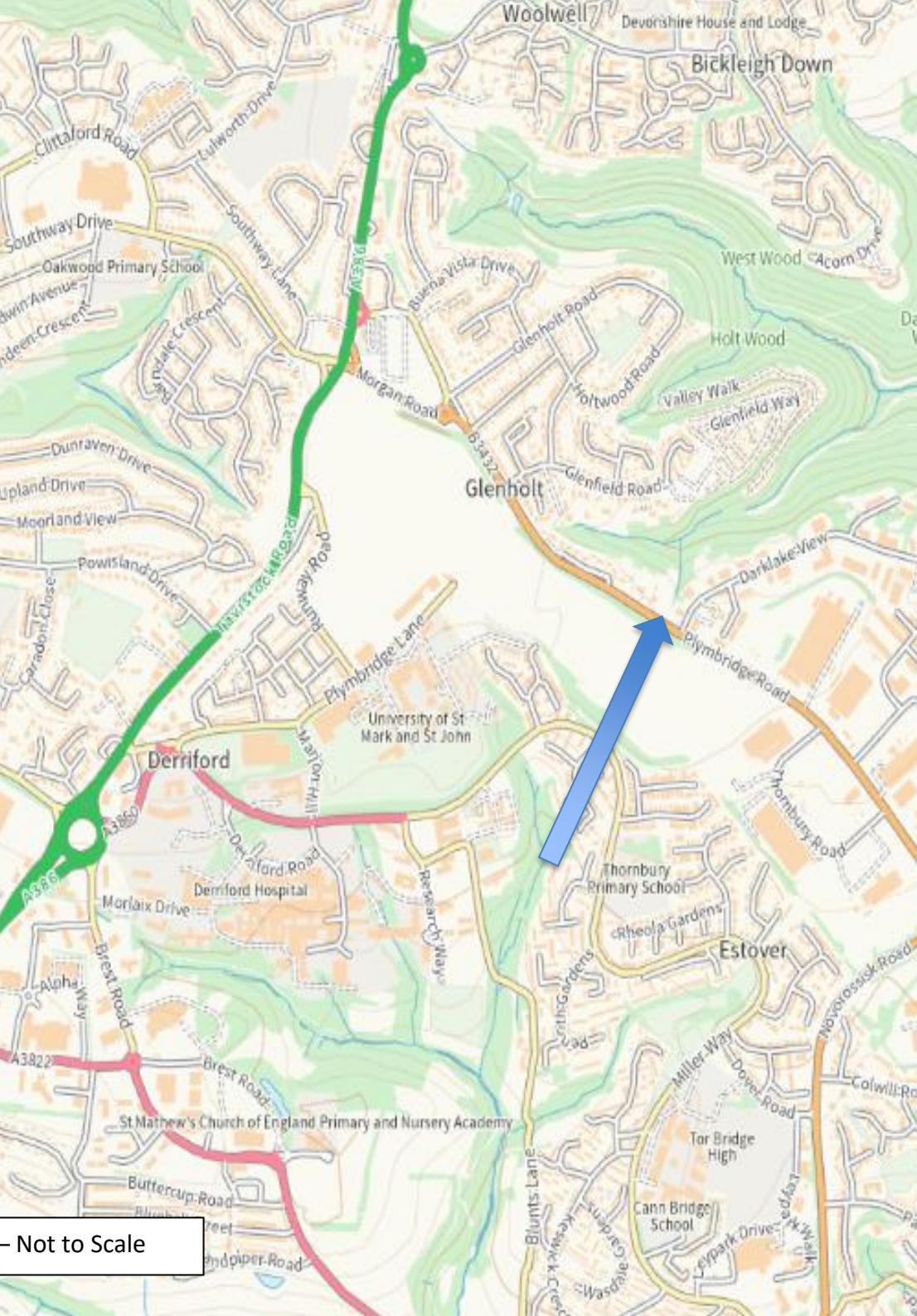
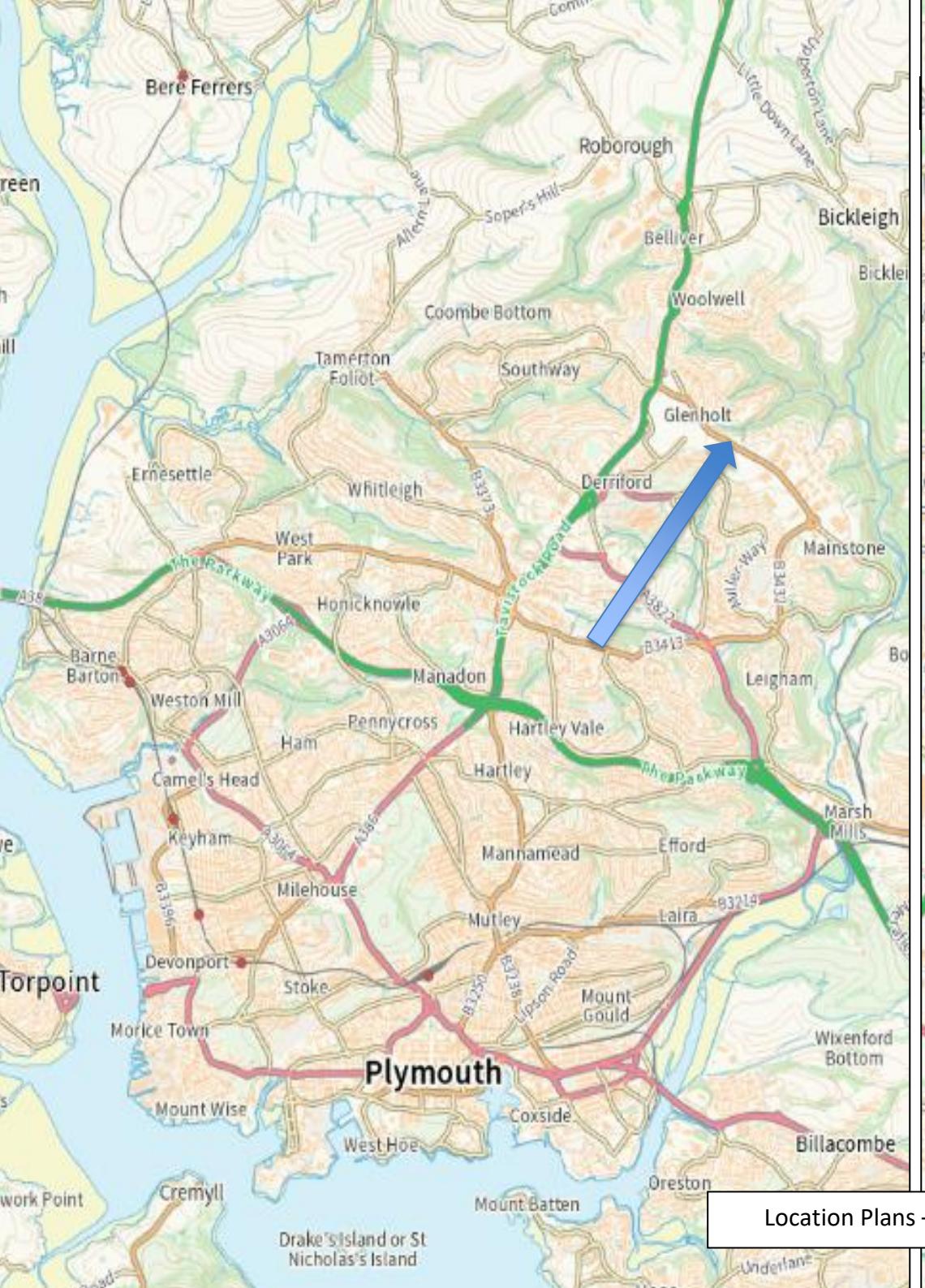
Topsham, Exeter, EX3 0DB

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

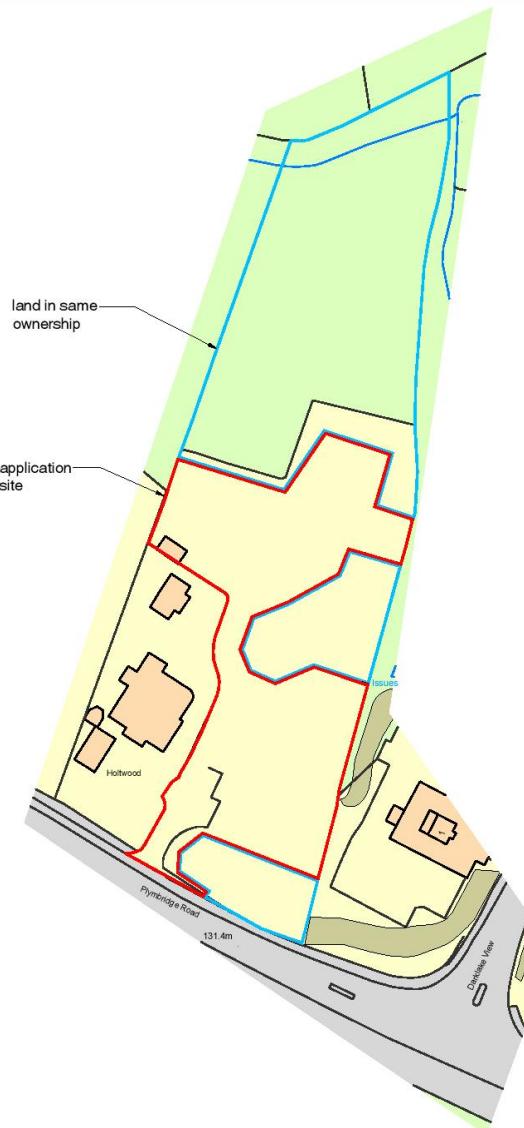
Tel. 01392 879300

Mob. 07850 275265

REF: 783/DH/R1



Location Plans – Not to Scale



## 01 Site Location Plan

Scale 1:1250

0 10m 25m 50m 75m 100m 150m



## 01 Proposed Block Plan

Scale 1:500

40m 50m

Proposed Site Location Plan and Block Plan  
Not to Scale

**Le Page Architects**

© Le Page Architects Limited, Plumer House,  
Tailyour Road, Crownhill, Plymouth, PL6 5DH

Tel: +44 (0)1752 849 880

Email: [enquiries@lepagearchitects.com](mailto: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  
AP  
Date  
22/02/24

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 18/10/24	Site Layout changes	AB	DP
B 20/10/24	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	Charter to parking area of Plot 3 to planning officer's request	AB	DP

## Notes

## Notes

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Le Page Architects Limited  
Plumer House  
Tallyour Road  
Crownhill  
Plymouth  
PL6 5DH  
Tel: +44 (0)1752 849 880

Email: [enquiries@lepagearchitects.com](mailto:enquiries@lepagearchitects.com)  
Web: <http://www.lepagearchitects.com>

## Client

Turnkey Developments SW Ltd

Project Name  
**Plymbridge Road**

## New Houses

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Drawing  
Proposed Site Plan

Scale 1:200 @ A1

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

Project No. Drawing No. Revision

## Proposed Site Plan - Not to Scale

J23.050 AB.01 H

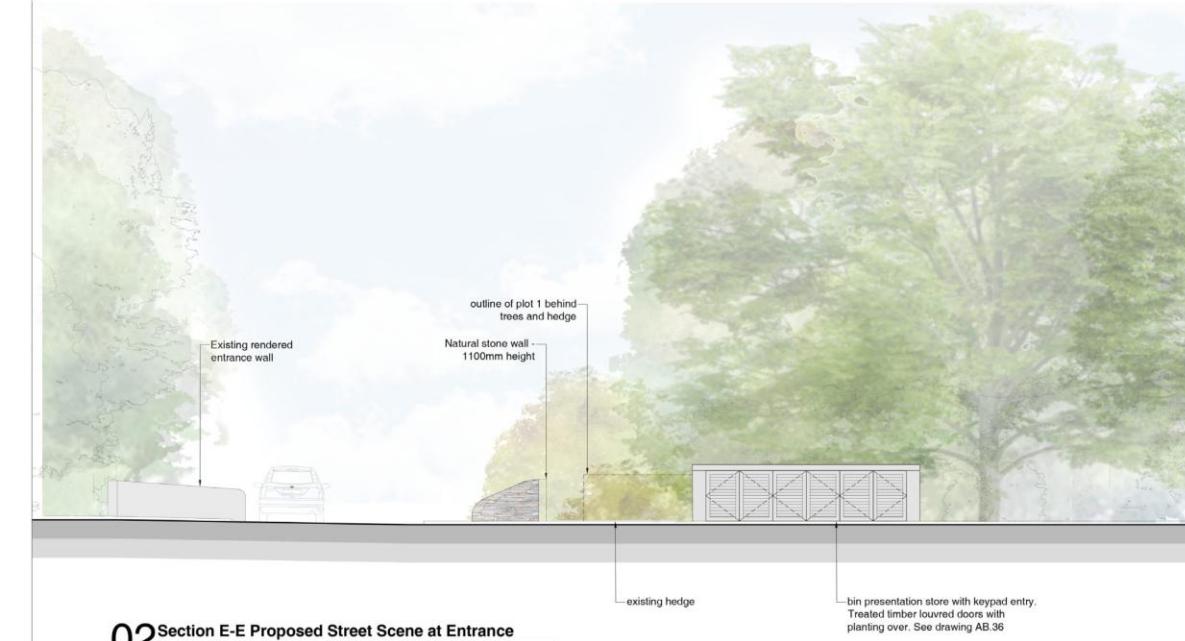
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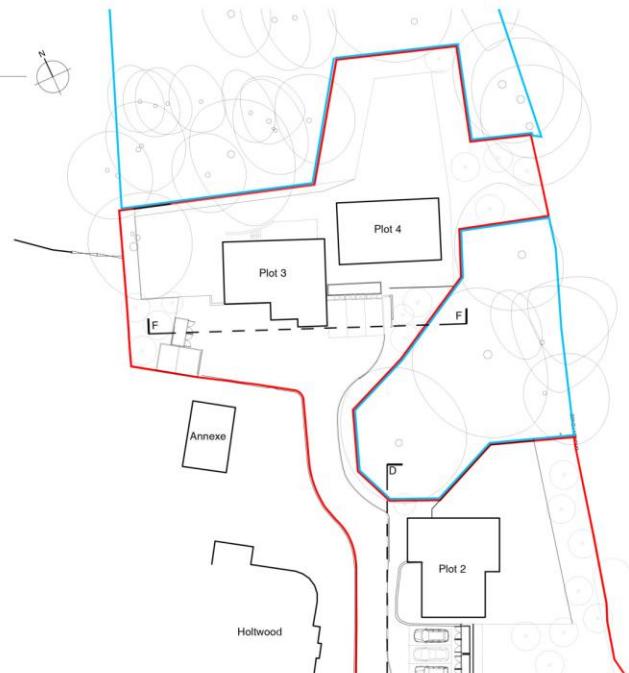
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Rev Date Revision By Chk



## 02 Key Plan

Scale 1:500



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Rev Date Revision By Chk

Notes  
Text

## Le Page Architects

Le Page Architects Limited  
Plumer House  
Tallyour Road  
Crownhill  
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PL6 5DH  
Tel: +44 (0)1752 849 880

Email: [enquiries@lepagearchitects.com](mailto:enquiries@lepagearchitects.com)  
Web: <http://www.lepagearchitects.com>

Client

TurnKey Developments SW Ltd

Project Name  
Plymbridge Road  
New Houses  
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



## 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*

**KLP**  
**KITCHENER**  
LAND AND PLANNING