

BUILDING PLOT FOR A DETACHED HOUSE

PAIGNTON ROAD, STOKE GABRIEL, TQ9 6QF



- Detailed Planning Permission (Ref: 52/0723/15/F) & Building Regs Plans
- Proposed detached house of c. 136.5sqm (1,470sqft)
- Sought-after South Hams Village on the River Dart
- Offers in the region of £150,000

View of the plot from existing road access looking north

KLP
KITCHENER
LAND AND PLANNING

Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
T. 01392 879300
E. sales@klp.land
W. www.klp.land

THE PLOT – TQ9 6QF

This is a rare opportunity to acquire a building plot in this sought-after South Hams village on the River Dart. The plot is situated off the Paignton Road on the north eastern edge of the village and the proposed plans show a detached house with a gross internal floor area of approximately 136.5sqm (1,470sqft). Although the approved planning drawings show three bedrooms (one ensuite) on the first floor and a study with shower room on the ground floor, the building regulation approved plans show the study as a fourth bedroom on the ground floor. There may be potential to create a fifth bedroom / study by building a first floor over the top of the lounge at the rear of the property (subject to the requisite planning consents).

The existing access to the property is to be modified with a new entrance to the existing dwelling and a separate new access drive to the new dwelling, both being relocated further west along the road to improve visibility splays. The works to create these new accesses for both the existing and new dwelling would be at the cost and responsibility of the purchaser to undertake and comply with planning and highways regulations as part of the overall development of the plot.

STOKE GABRIEL

This is a delightful quintessential English village situated on a creek of the River Dart estuary and has a population of approximately 1,200. It is located relatively equidistant between the towns of Totnes, Dartmouth and Paignton and is popular with boating enthusiasts because of the ready access to the Dart. There are pubs, local shops, a primary school and a post office in the village. Further afield are the unspoilt areas of the South Hams with its winding lanes leading to secluded beaches and coves to discover, or to the wilds of Dartmoor to roam. The historic towns of Totnes and Dartmouth are nearby and other nearby attractions such as Paignton Zoo, steam railways and for those interested in history there are National Trust castles and gardens to explore. The English Riviera towns of Torquay, Paignton and Brixham are also but a few miles away.

PLANNING

South Hams District Council granted planning permission (Ref.52/0723/15/F) for the replacement of existing workshop and shed with a new house, including modified access at Middle Mead, Paignton Road, Stoke Gabriel, TQ9 6QF on 21st May 2015. **Building Regulation plans**, structural calculations and target CO2 emission rate calculations have been designed and approved and are available as part of the sale which makes this a truly “oven ready” development plot.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with offers invited in the region of £150,000.

SERVICES

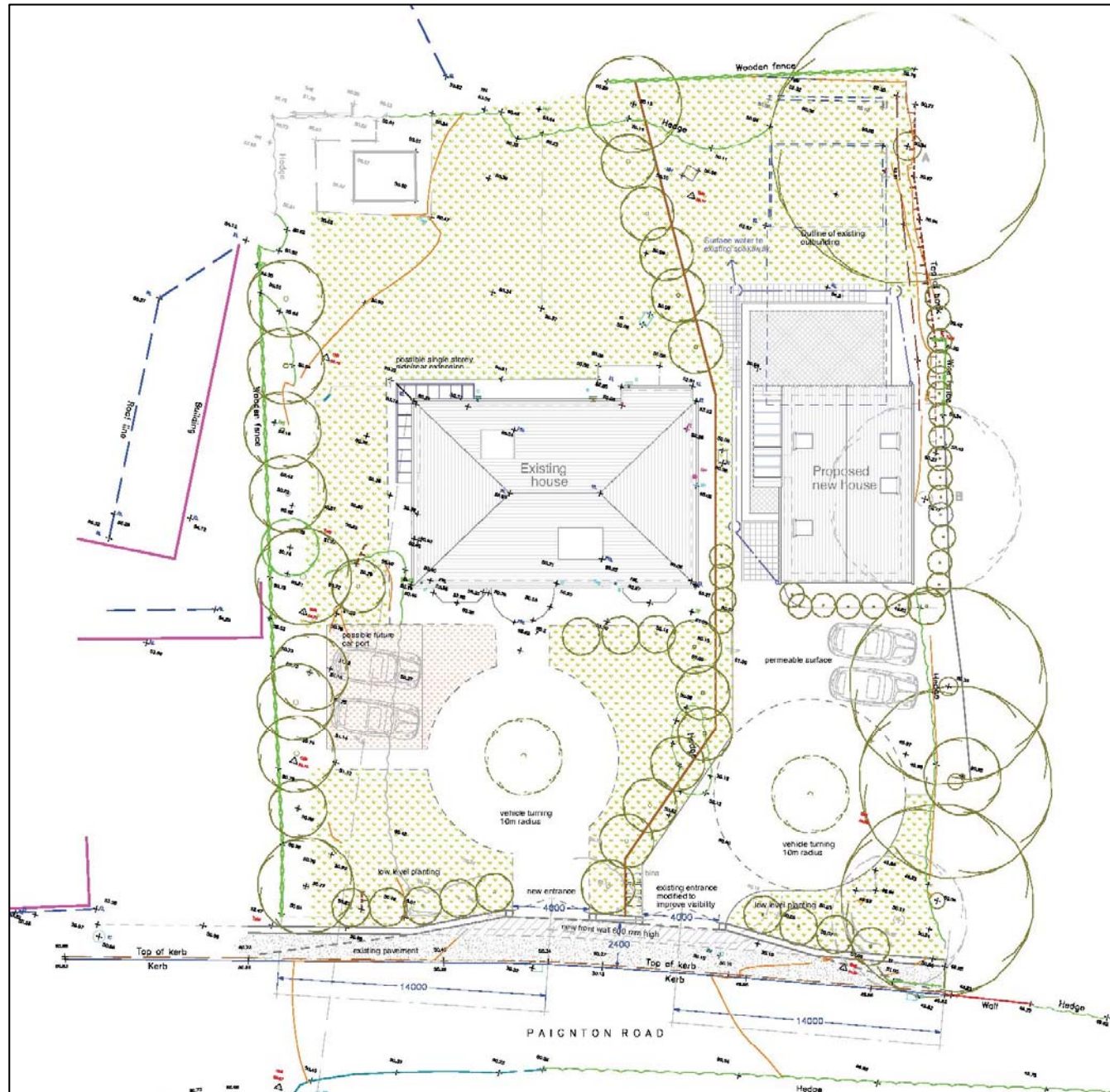
Interested parties should make and rely upon their own enquiries of the relevant services providers.

VIEWING

By appointment with the sole agents, please contact Philip Taverner at Kitchener Land and Planning on 01392 879300.

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Proposed Site Layout Plan (not to scale)



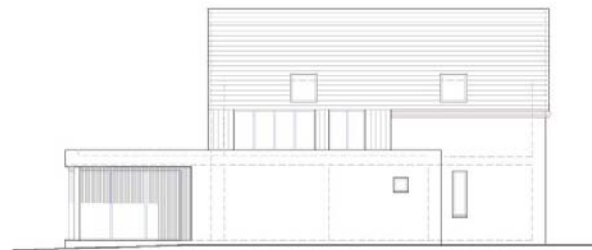
Proposed Elevation Plans (not to scale)



South Elevation



North Elevation



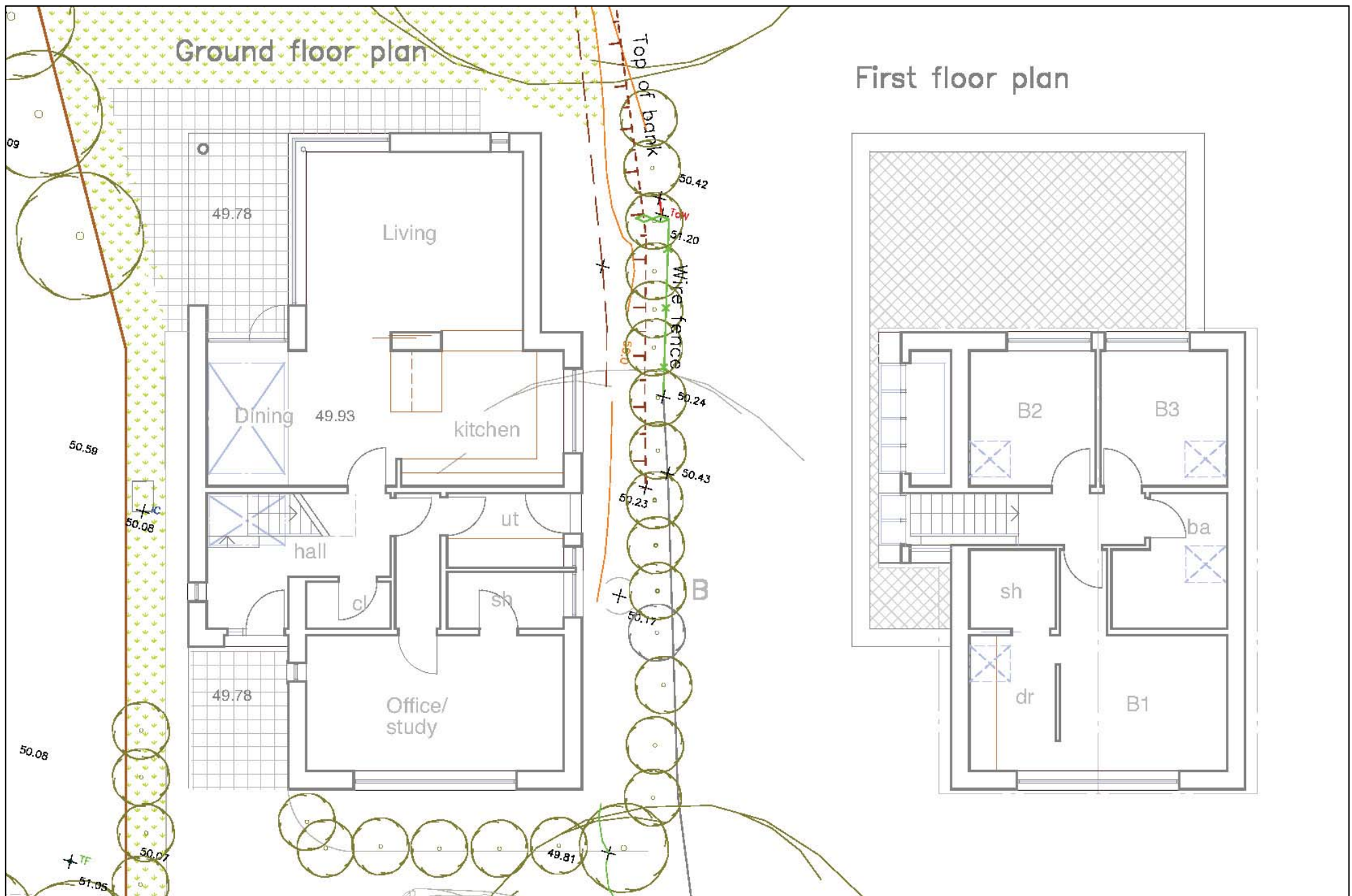
West Elevation



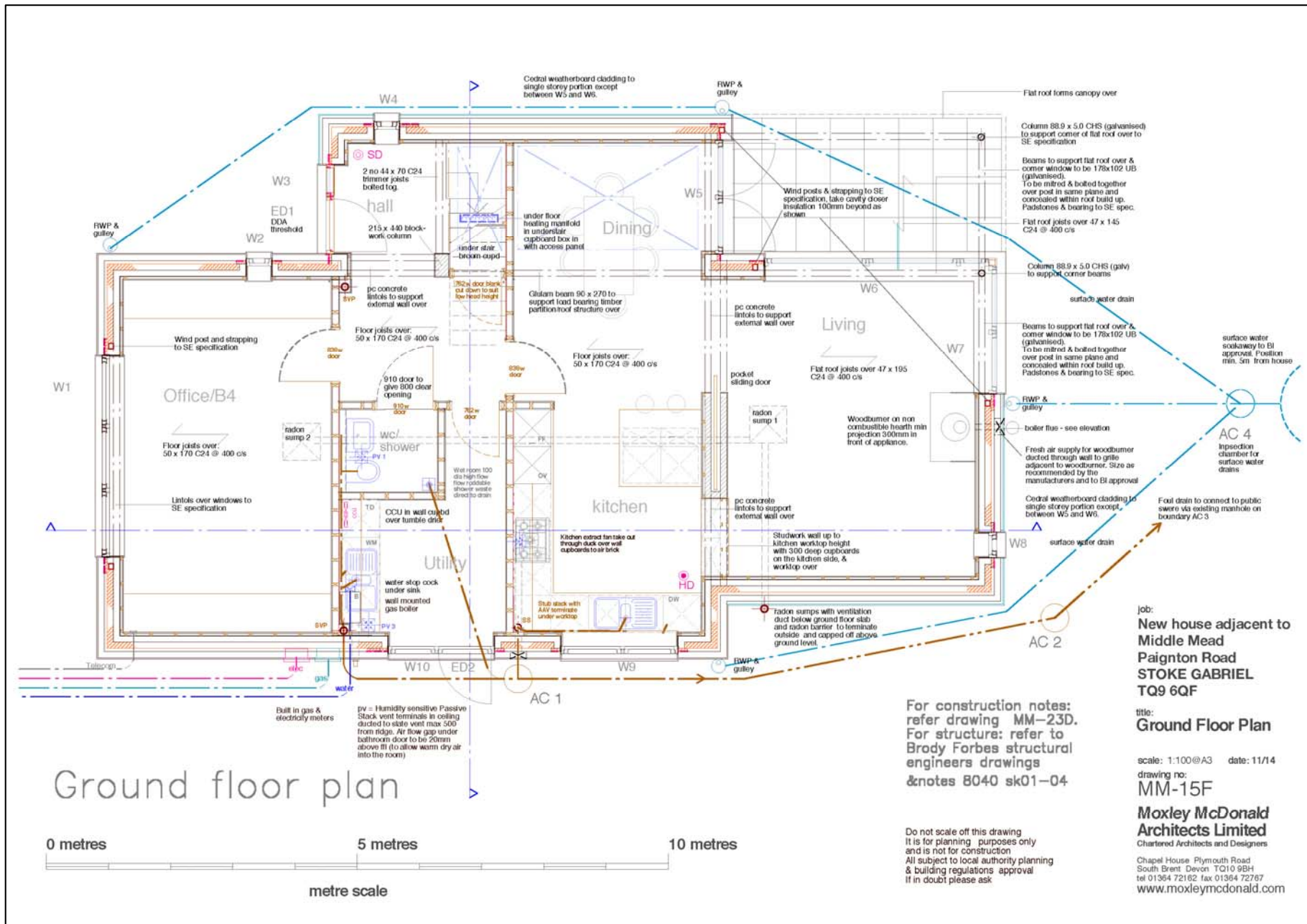
East Elevation



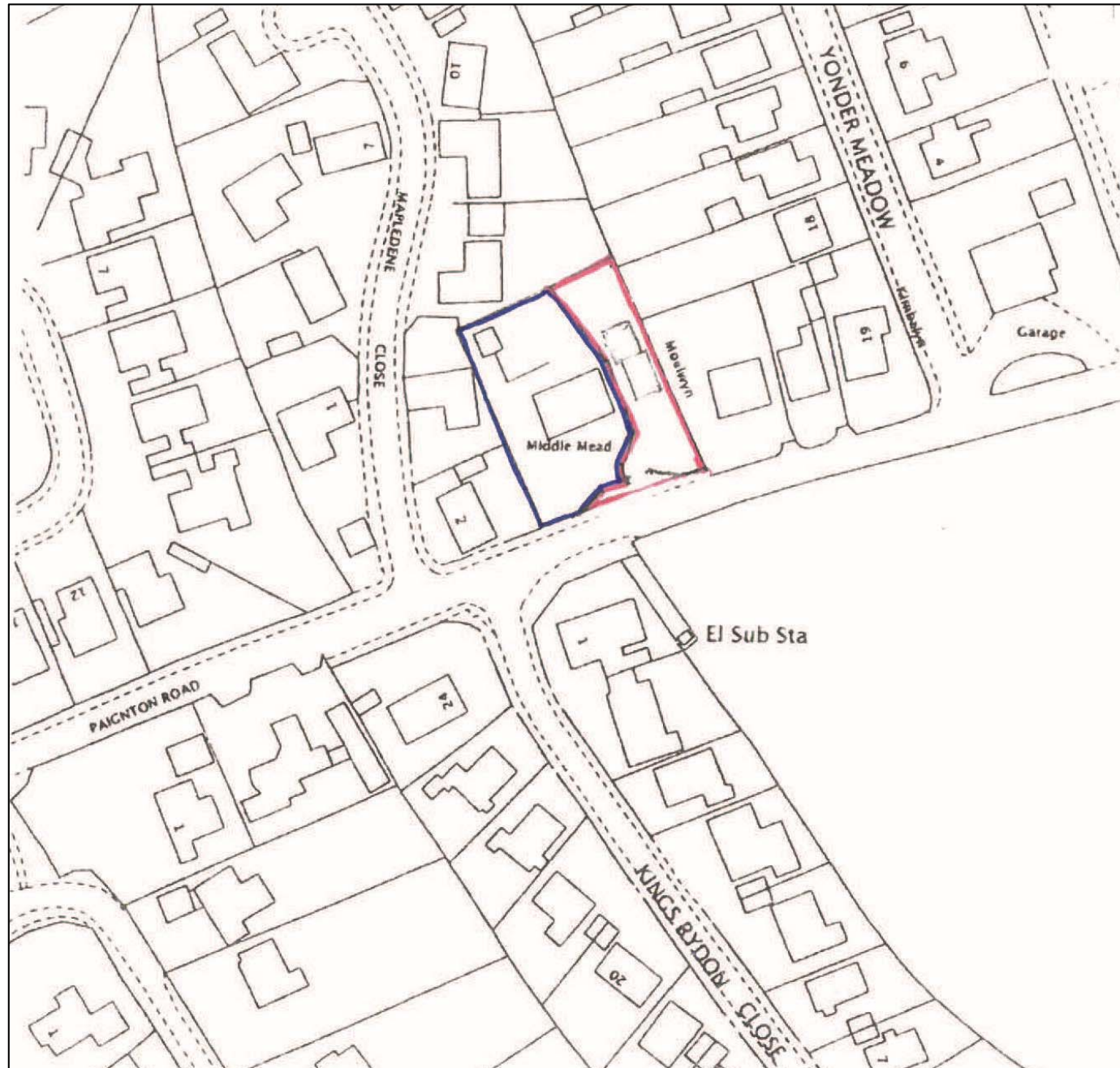
Proposed Floor Plans (not to scale)



Ground Floor Building Regulation Plan (not to scale)



Location Plan (not to scale)



Existing workshop/shed to be demolished



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