

# PRIME SELF BUILD PLOTS FOR DETACHED DWELLINGS

## HOWTON ROAD, NEWTON ABBOT, DEVON



- 12 x self-build plots for 4 / 5 bedroom houses
- Elevated position close to Newton Abbot
- Guide Prices ranging from £120,000 to £160,000

*View overlooking the site (outlined)*



## THE PLOTS – HOWTON FIELD - TQ12 6ND

This is an attractive opportunity to purchase a self-build plot on an exclusive 'stand-alone' development, set in an elevated position on the edge of Newton Abbot. There are a total of 15 plots proposed as part of the scheme – 12 open market houses and 3 affordable terraced houses. The scheme aims to provide high quality family homes which meet or exceed Nationally Described Space Standards and each plot will have 2 or more designated car parking spaces (on or off plot). All dwellings benefit from gardens along with bin and bike storage.

The 12 open market plots being offered for sale all offer potential for 4 or 5 bedroom dwellings and approximate gross internal floor areas from c. 96sqm to 135sqm. However, the Agents are advised that potential exists on all plots for ground floor extensions of c. 10-15sqm should additional space be required. A table setting out further details of each proposed plot can be seen overleaf.

Purchasers will be required to submit reserved matters planning applications for approval of the layout, scale, appearance and landscaping of their proposed dwelling prior to 21<sup>st</sup> June 2026. Prior to purchase, the vendors will install the access road (to base course) and required utility services to each plot.

## NEWTON ABBOT

Howton Field is approximately 3 miles to the centre of Newton Abbot (10 minutes by car) and 0.5 miles (2 minutes by car) to Seale Hayne. The site sits adjacent to the new 30mph Houghton Barton link road (A382 to the A383), which will provide transport links to a facilities within the new Hele Park development, including a Co-op store, fish & chips, hairdresser, vets etc. Howton Field is also located adjacent to a new proposed Countryside Park. The site will link into the wider Houghton Barton urban extension, that will encompass a mix of facilities, including a new primary school, employment land, some limited retail and a new community centre incorporating space for health services. Once this urban extension is built, residents of this scheme will be able to walk and cycle to the nearby facilities.

## PLANNING & TECHNICAL

Teignbridge District Council granted Outline Planning Permission under application ref 17/02166/MAJ on the 21st June 2019 for the development of up to 20 custom build dwellings (approval sought for means of access) enabling delivery of the 15 home scheme

under Variation of Condition application ref. 23/00937/MAJ approved on 18th October 2023 (to include 12 open market dwellings and 3 affordable dwellings).

A comprehensive planning & technical information pack including the design code and plot passports is available from KLP on request.

## S106 & CIL

The vendors have advised they will settle at their own expense on behalf of the plot purchasers the S106 financial contributions payable on each dwelling towards matters such as community facilities, employment development, green infrastructure etc.

Homes built within this development will be liable to make contributions under the Community Infrastructure Levy (CIL), however self-builders are able to apply for a full exemption from this charge.

## SERVICES

Included in the purchase price, and prior to completion of a purchase, the vendors will provide mains utility services (electric, water, drainage telecoms) with connection points at each plot boundary.

## METHOD OF SALE & VIEWING

For sale by Private Treaty - Plots are offered for sale separately with Guide Prices ranging from £120,000 to £160,000. Details are set out in the table overleaf.

Viewings are by prior appointment only, please contact Alex Munday at KLP. The vendor has marked out the site to illustrate the positions of the plots.



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

**Ref: 923/AM**

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.

*Table showing details of plots and plot prices.*

Char Lee <charleylee@hotmail.co.uk>

Plot Number	Base GIA to Max GIA (approx)	Potential beds	Possible Storeys	Parking	Parking Spaces	Garage	Plot area	Plot Price
1	120 - 159sqm	2 - 5 beds	2.5	Courtyard	2	Carport	180sqm	£120,000
2	120 - 159sqm	2 - 5 beds	2.5	Courtyard	2	Carport	204sqm	£120,000
3	96 - 136sqm	2 - 4 beds	2	On plot	2	Carport	228sqm	£145,000
4	96 - 136sqm	2 - 4 beds	2	On plot	2	Carport	184sqm	£142,500
5	135 - 243sqm	2 - 5 beds	2.5	On plot	2	Carport	316sqm	£160,000
6	Reserved							
7	96 - 136sqm	2 - 4 beds	2	On plot	2	Carport	221sqm	£137,500
8	96 - 136sqm	2 - 4 beds	2	On plot	2	Carport	238sqm	£135,000
9	96 - 136sqm	2 - 4 beds	2	Courtyard	2	Carport	255sqm	£135,000
10	96 - 136sqm	2 - 4 beds	2	Courtyard	2	Carport	215sqm	£137,500
11	135 - 243sqm	2 - 5 beds	2.5	On plot	4	Garage	320sqm	£150,000
12	135 - 179sqm	2 - 5 beds	2.5	On plot	2	Carport	285sqm	£152,500

*Please note Plots 1 & 2 are proposed as semi-detached dwellings.*

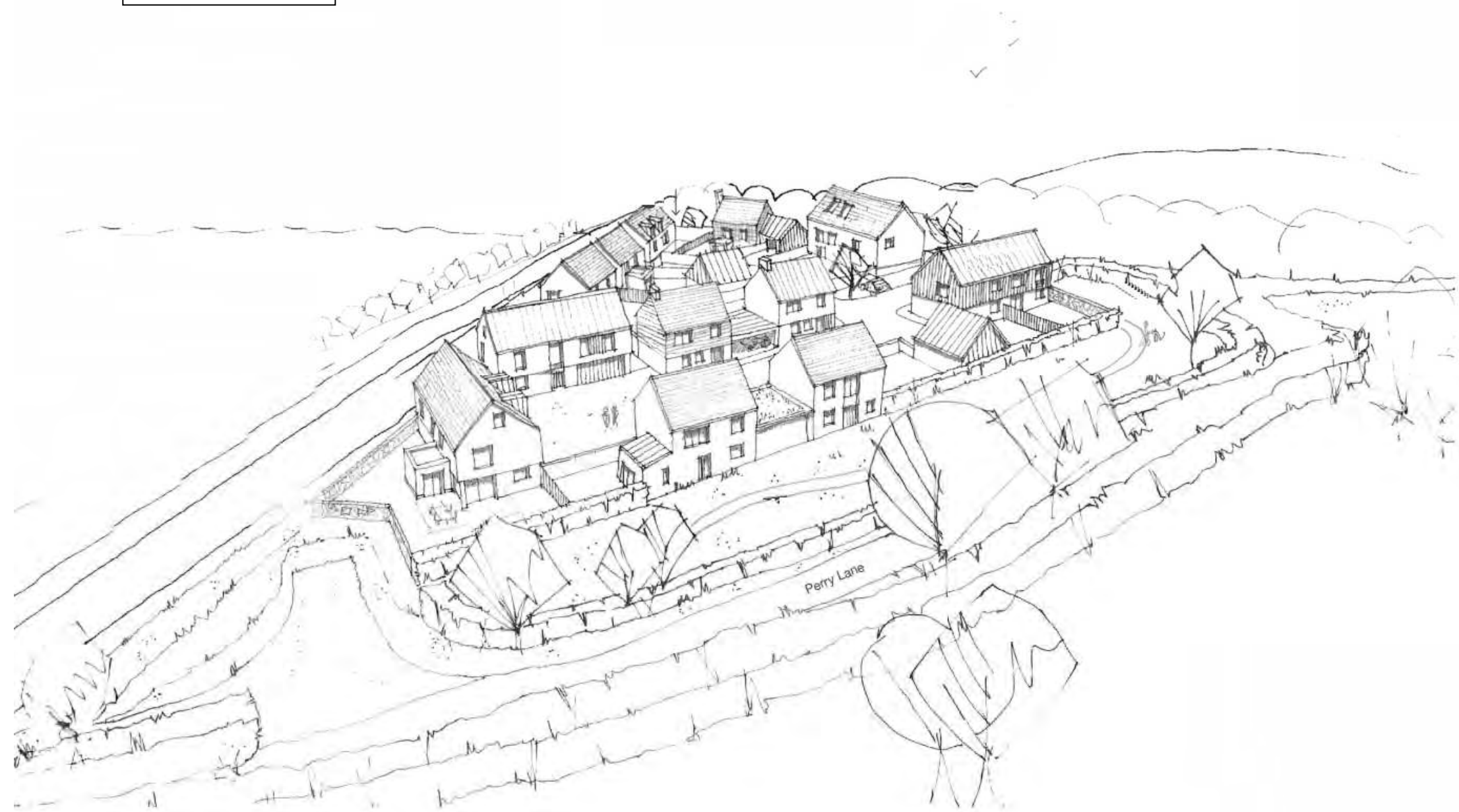


Key	
<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span>	Ownership Boundary
<span style="color: red; font-size: 1em;">●</span>	Affordable Dwelling

*Indicative site layout plan with plot numbers*

HOWTON FIELD, HOUGHTON BARTON

*Artists impression of  
development*





*CGI showing view from  
proposed entrance to site*



*CGI aerial image  
showing the site*



*View over the site towards Newton Abbot*