VILLAGE CENTRE BUILDING PLOT FOR DETACHED HOUSE
CHURCHSTOW, SOUTH HAMS, DEVON

- Detailed Planning Permission (ref. 2202/22/FUL)
- Large level building plot extends to c. 0.21 acres
- Superb views to the north towards Dartmoor
- Guide Price £250,000

CGI of proposed property

THE PLOT – TQ7 3QU

KLP are delighted to offer this prime building plot located in a the sought after village of Churchstow in the South Hams.

Detailed planning approval (ref. 2202/22/FUL) was issued by South Hams Council in June 2023, granting consent for the erection of a large new detached house and associated new vehicular access. The approved new dwelling is shown on the plans to take the form of an attractive three bedroom (or four bedroom if study is used as bedroom 4) detached two storey contemporary property.

The proposed accommodation is shown to include an entrance lobby, large hallway and open plan kitchen, dining room, living room, utility room, boot room, cloakroom with W.C., study and an en-suite bedroom on the ground floor. On the first floor a further two double bedrooms are proposed, each with an en-suite and dressing room.

The proposed floor area extends to approximately 184sqm (1981sqft) and the dwelling will offer superb views to the north over countryside towards Dartmoor. The proposed plot extends to c. 0.21 acres and is approximately square in shape, with a new private vehicular access to be formed onto the A379.

CHURCHSTOW

Churchstow is a small picturesque village, surrounded by beautiful countryside and situated on the A379 in south Devon approximately 2 miles north-west of Kingsbridge and approximately 18 miles east of Plymouth. The village offers a range of services and amenities including the 13th century Church House Inn, post office and store, church and village hall. The village is located on the main Plymouth/Kingsbridge bus route.

Of particular note are the beautiful beaches at Bantham and Thurlestone, approximately 15 minutes / 5 miles to the south-west, whilst close by, also at Bantham, is a recently opened multi use recreation space offering a café and skate park.

The renowned sailing location of Salcombe is c. 6 miles away and Dartmouth, set on the banks of the River Dart and famous for its Naval college is around a half an hour by car.

PLANNING

South Hams District Council granted detailed planning permission reference 2202/22/FUL on 7th June 2023 for the construction of a new dwelling. There is no S106 legal agreement or CIL (Community Infrastructure Levy) charge applicable to the approved consent.

A technical / planning information pack is available upon request electronically containing copies of the plans, planning permission etc.

UTILITIES

The Agents are advised that a mains foul drainage connection is available nearby, with an overhead electricity supply from a nearby pole, and mains water connection available at the rear of the plot. Surface water is proposed to be disposed of via soakaway. Please contact the Agents to discuss further.

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty with a Guide Price of £250,000.

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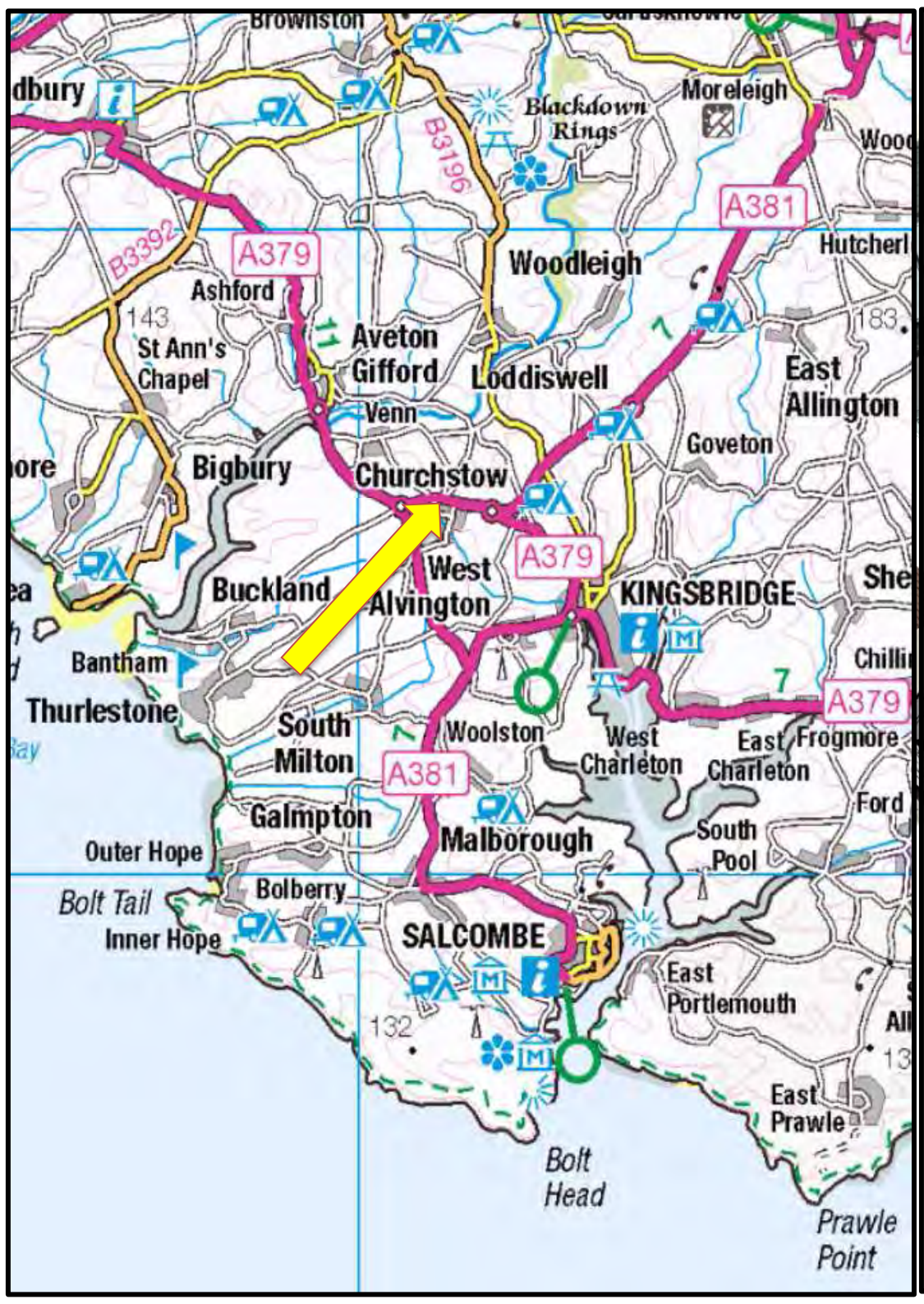
Ref: 964/AM

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.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Ashford
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Aveton Gifford
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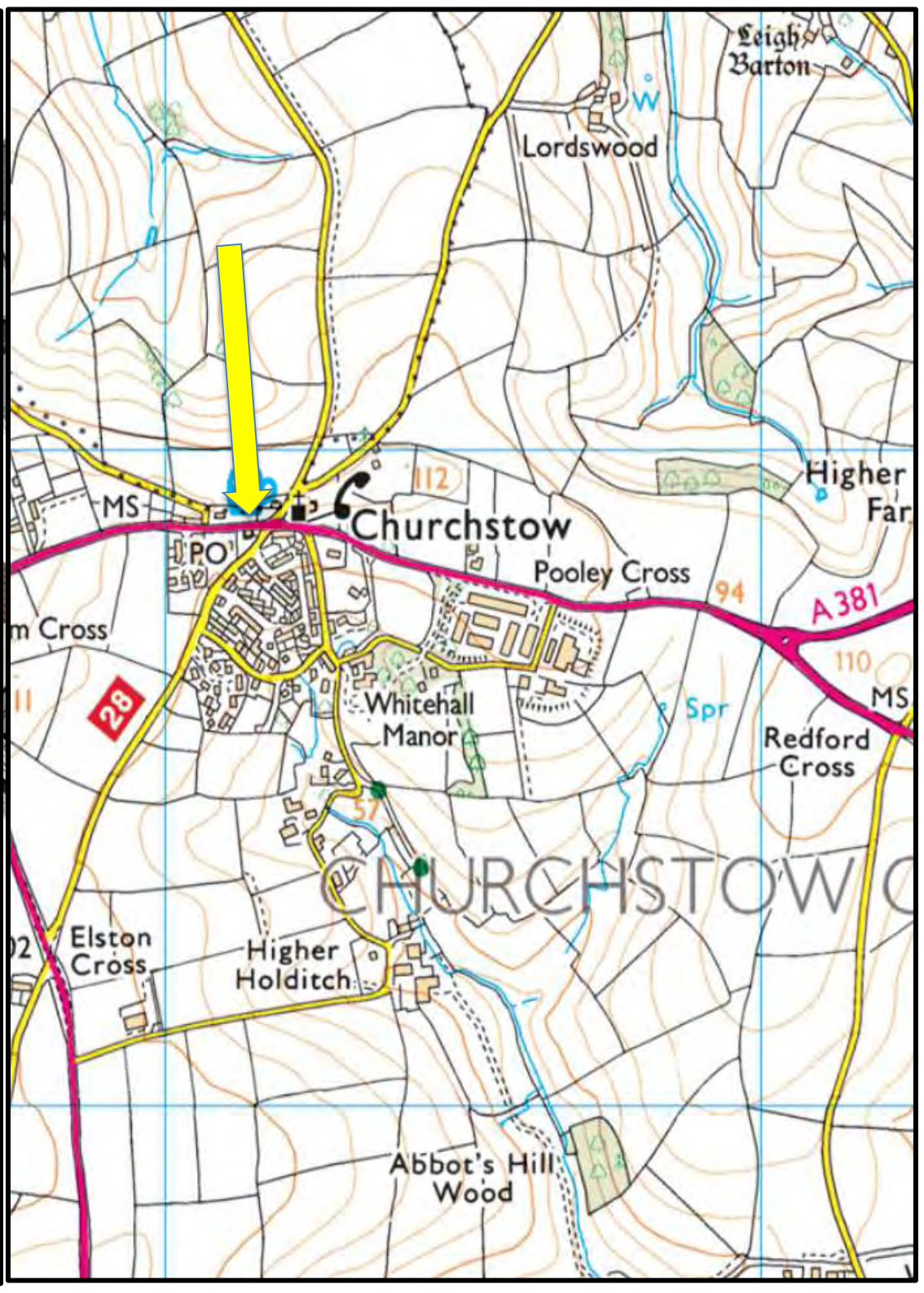
Venn
Goveton
Bigbury
Churchstow
West Alvington
KINGSBRIDGE
Buckland
Bantham
Thurlestone
South Milton
Woolston
West Charleton
East Charleton
Frogmore
Galmpton
Malborough
Ford
South Pool
Outer Hope
Bolberry
Bolt Tail
Inner Hope
SALCOMBE
East Portlemouth
132
East Prawle
Bolt Head
Prawle Point


Leigh Barton
Lordswood
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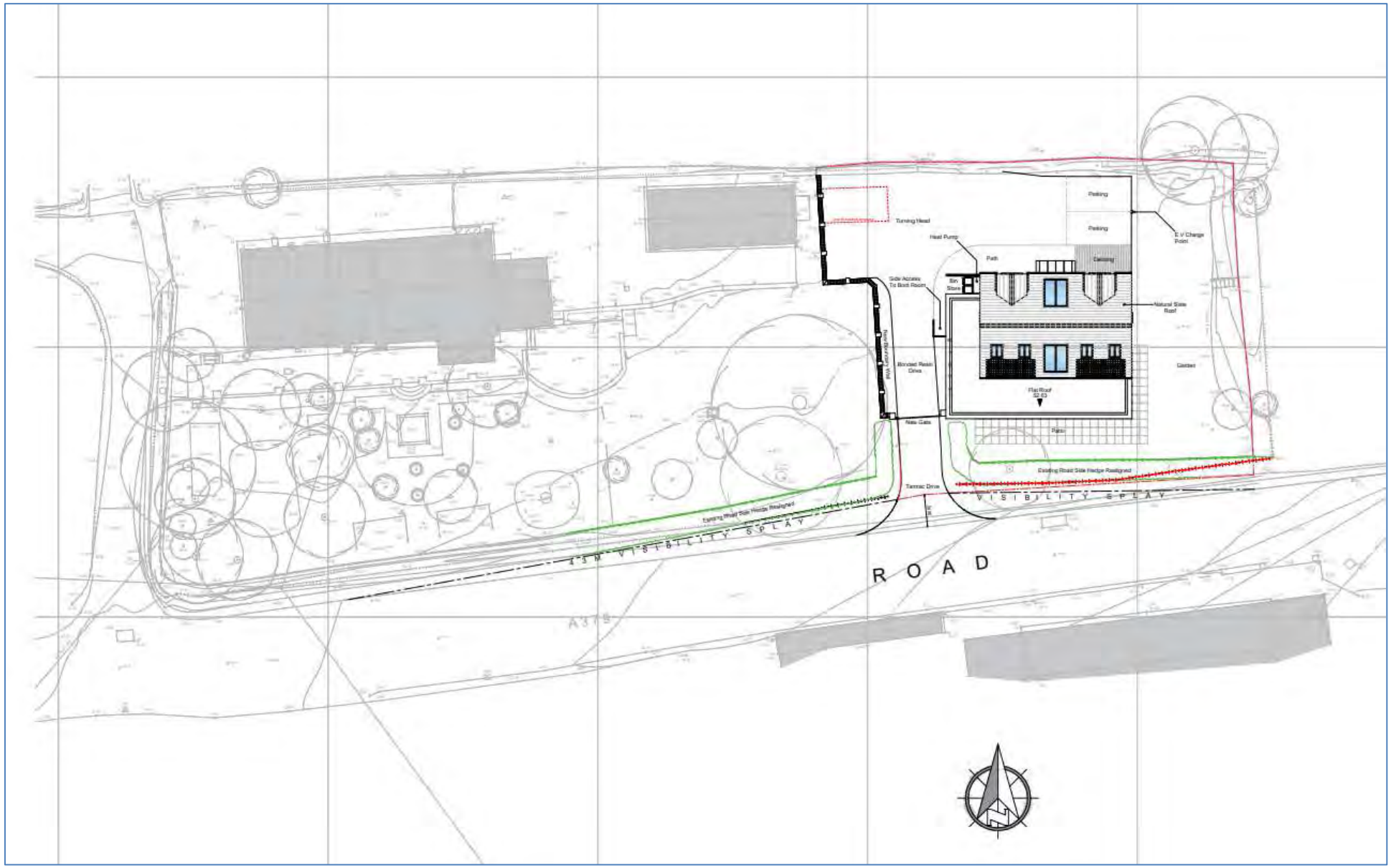
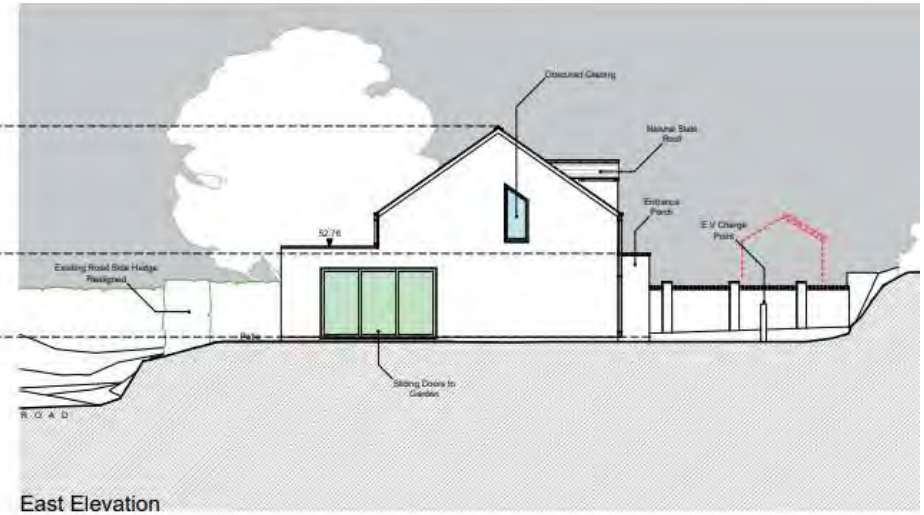
Higher Far
Whitehall Manor
Redford Cross
Elston Cross
Higher Holditch
Abbot's Hill Wood



Proposed site layout plan (not to scale)

South Elevation

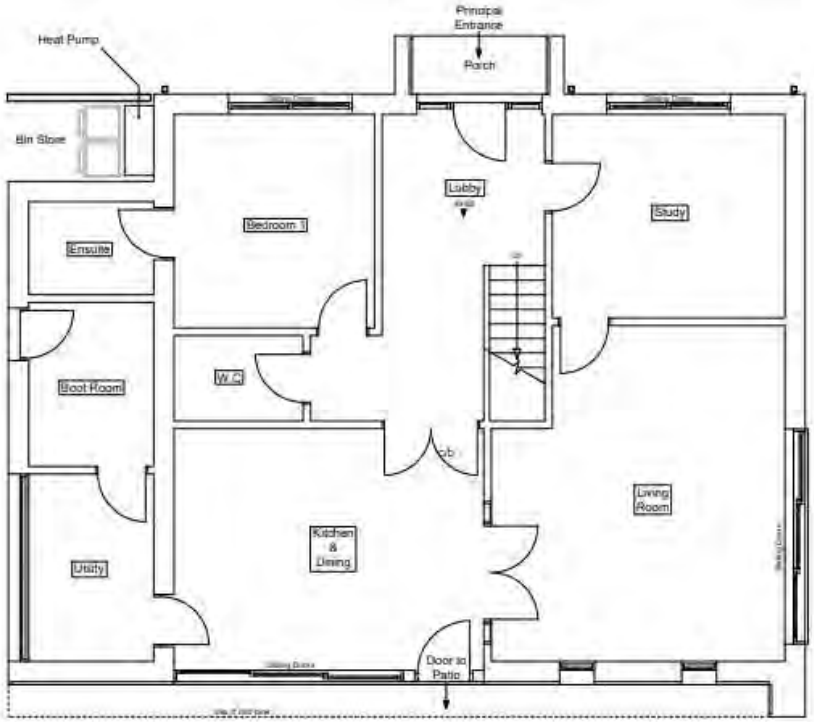


East Elevation

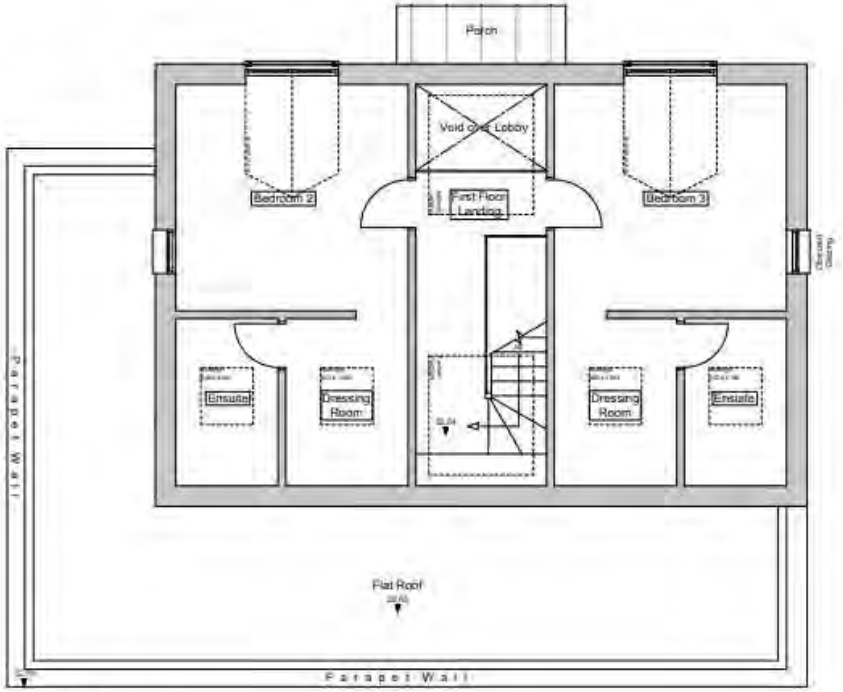
North Elevation

West Elevation

Proposed elevations (not to scale)



Ground Floor



First Floor

Roof Plan

Proposed floorplans (not to scale)

Aerial view of Churchstow, showing approximate plot location outlined in white and View of plot (as existing)

Superb countryside views to north

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