

THREE OFF-PLAN DISCOUNTED CUSTOM BUILD DWELLINGS, HOWTON FIELD, NEWTON ABBOT



- Purchase one of three discounted custom build dwellings (to be constructed to externally water-tight shell stage) ready for completion
- A unique and exciting opportunity to complete and fit out a home to suit your budget
- Guide Prices of £120,000 to £130,000

View overlooking the site (outlined)

THE PLOTS – HOWTON FIELD - TQ12 6ND

This is a unique opportunity to purchase one of three discounted custom build dwellings for completion, where the vendors of the site (Belfield Developments) will construct the proposed dwelling to an externally water-tight shell stage. This opportunity will suit those parties who:

- Live/Work/Have family living in Teignbridge
- Want to design and create a custom finish to their own home, potentially saving money
- Make use of their time and DIY skills to create a new home for themselves

Purchasers will be required to then complete the dwellings internally, along with external landscaping (including soft and hard landscaping). The three plots are offered for sale at prices to reflect that the completed dwellings are to be permanently restricted as 'affordable' in nature (capped at 70% of Open Market Value) and are therefore only able to be purchased by buyers meeting the 'Local Connection' and 'Income' criteria set out in Unilateral Undertaking associated with the approved planning reference 17/02166/MAJ – please contact KLP for a copy of this document.

The three dwellings are proposed to take the form of two-storey, three bedroom (4 person) dwellings with floor areas of 84sqm (904sqft) and offering two off road parking spaces. Indicative example floorplans can be seen overleaf and a reserved matters application, confirming the final design will be submitted by the vendors once offers are received. 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 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.

The Agents understand that there will be no CIL contributions applicable given that the three dwellings are affordable.

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 – The three plots (to include construction of the proposed dwellings to externally water-tight shell state) are offered for sale at a guide price of £120,000 (mid terrace) and £130,000 for each end terrace dwelling. 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.



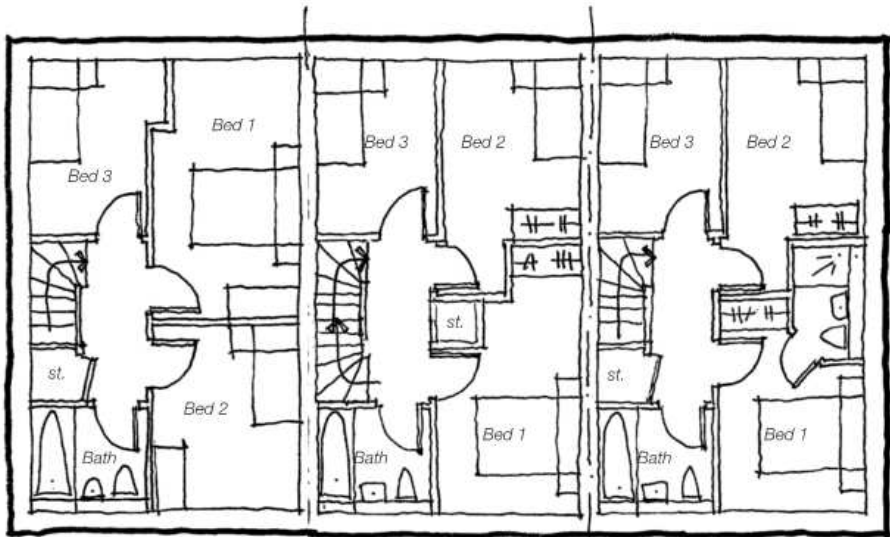
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 984/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.

Custom/ Self Build House Types

Sketch HT Layout - Plots 13,14,15



First Floor Layout 1
3b4p 84m²

First Floor Layout 2
4b6p 100m²

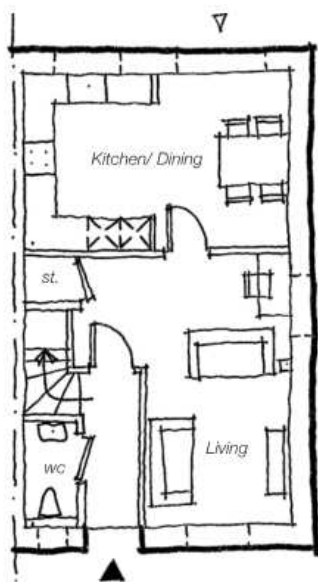
First Floor Layout 3
3b4p 84m²



Ground Floor Layout 1

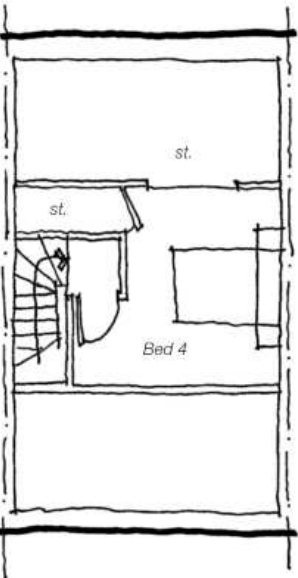
Ground Floor Layout 2

Ground Floor Layout 3



Ground Floor Layout 4

**Terraced House 3b4p 84m² (2 storey) -
4b6p 100m² (2.5 storey)**
Minimum Space Standards (NDSS):
Single bedrooms: 7.5m², 2.15m wide
Double bedrooms: 11.5m², 2.75m wide
Built-in Storage provision: 2.5m² for 3b4p,
3m² for 4b6p





Second Floor
*Potential room within the roof
based on 40deg pitch, floor area measured
from 1500mm head height*

Table showing details of plots and plot prices.

Plot Number	Base GIA to Max GIA (approx)	Potential beds	Possible Storeys	Parking	Parking Spaces	Garage	Plot area	Plot Price
13	84 - 100sqm	2 - 4 beds	2 - 2.5	Courtyard	2	n/a	167sqm	RESERVED
14	84 - 100sqm	2 - 4 beds	2 - 2,5	Courtyard	2	n/a	127sqm	£120,000
15	84 - 100sqm	2 - 4 beds	2 - 2.5	Courtyard	2	n/a	142sqm	£130,000



Key	
	Ownership Boundary
	Affordable Dwelling

Indicative site layout plan with plot numbers – the three affordable plots are numbered 13,14, and 15

HOWTON FIELD, HOUGHTON BARTON

*Artists impression of development – please note that
this is only an indicative representation of the scheme*





*CGI showing view from proposed entrance to site
Please note this is a computer generated image therefore indicative only.*



*CGI aerial image showing the site with three affordable plots circled
Please note this is a computer generated image therefore indicative only*



View over the site towards Newton Abbot