

# SINGLE BUILDING PLOT FOR DETACHED HOUSE

## BISHOPSTEIGNTON, DEVON

- Reserved matters planning approval for new two storey house (Ref.23/00868/REM)
- Proposed large 3 bedroom property with study & parking c .160sqm(1722sqft)
- **NEW** Guide Price £162,000

**KLP**  
KITCHENER  
LAND AND PLANNING

*Aerial View of site, outlined in red, overlooking the River Estuary*



## THE PLOT – TQ14 9SW

This is a superb opportunity to acquire an individual building plot set just a short walk from the centre of the village of Bishopsteignton, above the beautiful Teign Estuary. Currently occupied by a former Scout Hall, the plot attained outline planning approval under application ref. 20/01321/OUT for the construction of up to two dwellings on the site in 2020.

A subsequent reserved matters application (ref. 23/00868/REM) approved details of a new detached two storey house which is proposed with accommodation to comprise an entrance hall, W.C., office/study, utility/plant room and an open plan kitchen/dining/living area on the ground floor.

Stairs lead to the first floor where there is a master bedroom suite proposed with en-suite bathroom, dressing room and balcony along with two further double bedrooms, a family bathroom and another study. The floor area of the proposed new house extends to c. 160sqm (1722sqft). Externally, two car parking spaces are shown at the front, and there will be gardens/planting to each side of the new dwelling along with a rear garden area. The plot is relatively level and extends to approximately 362sqm / 0.09 acres.

## BISHOPSTEIGNTON

The highly desirable village of Bishopsteignton is positioned between the towns of Newton Abbot and Teignmouth in South Devon. Situated on the hillside to the north of the Teign Estuary, the village offers spectacular views over the estuary and local countryside. The village has a range of local shops including a post office/store, two pubs, a hotel and restaurant, vineyard, coffee shop along with a well-regarded primary school and sports facilities.

## METHOD OF SALE

The freehold plot is offered for sale by private treaty with a Guide Price of £162,000.

## PLANNING & CIL

Teignbridge District Council granted outline planning approval (ref. 20/01321/OUT) on the 16<sup>th</sup> November 2020 for the “Demolition of existing scout meeting hall and erection of up to two dwellings (all matters reserved for future consideration)”. A subsequent reserved matters application (ref.23/00868/REM) was approved on 31<sup>st</sup> October 2023 for the construction of a single detached dwelling.

There is no associated S106 legal agreement with the planning permission, but there is a CIL liability which will be charged at £200/sqm. Interested parties should note that self-builders are able to apply for exemption from this charge. Please contact Teignbridge Council to discuss this further.

Electronic copies of the technical information such as the plans and planning permissions are available from the agents upon request.

## SERVICES

The Agents are advised the existing property has mains electricity, gas, water and combined drainage connections. It is proposed that a new soakaway will be installed for surface water runoff and that the new property will include an underground rainwater harvesting tank, air source heat pump, PV panels and EV car charging point.

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

## VIEWING – BY APPOINTMENT

Please contact the vendors sole agents KLP on 01392 879300

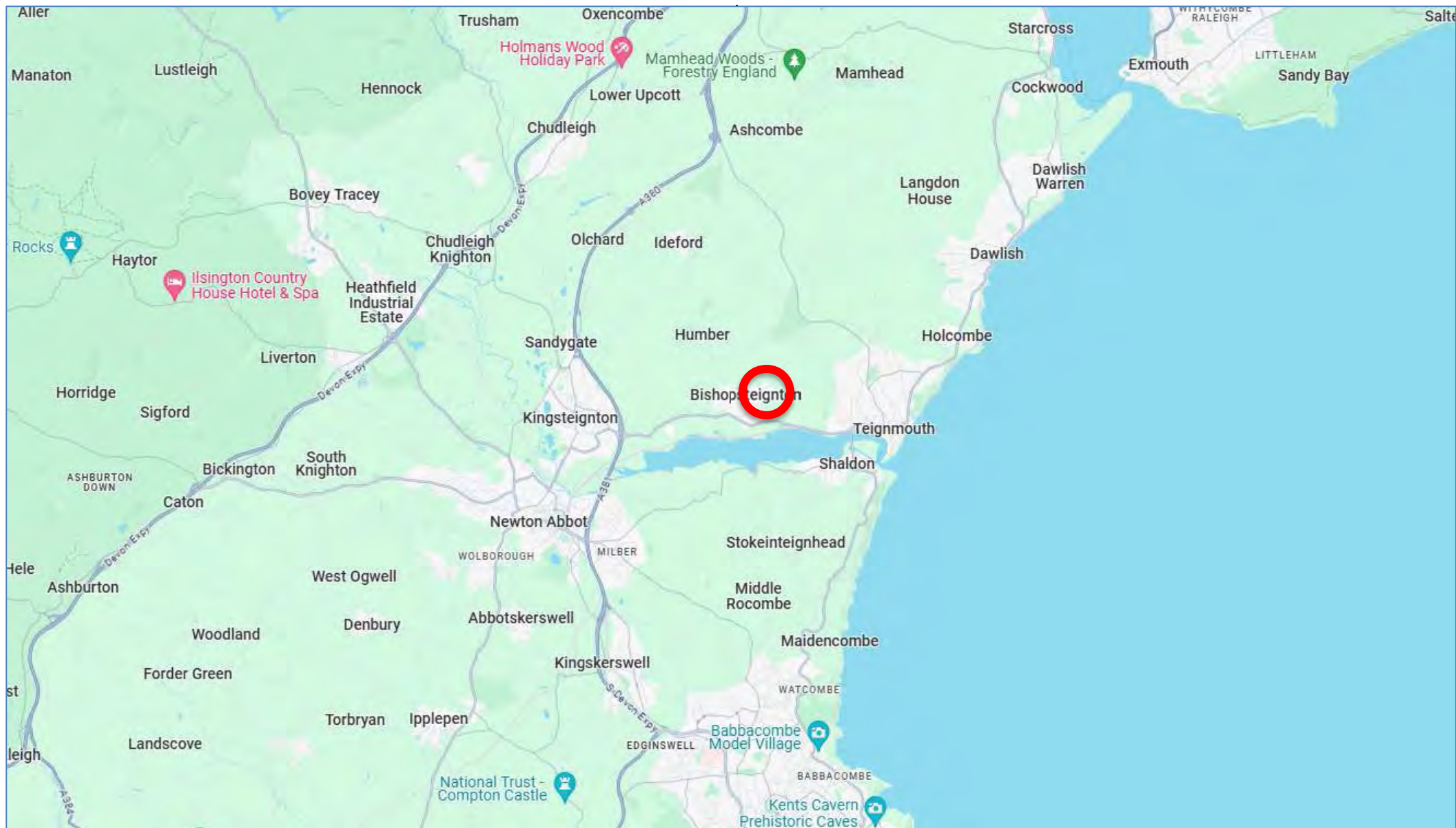
## CONTACT



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**Ref: 990/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.



LOCATION PLAN WITH PLOT LOCATED WITHIN THE RED CIRCLE



PHOTO OF EXISTING SITE SHOWING EXISTING BUILDING FOR DEMOLITION

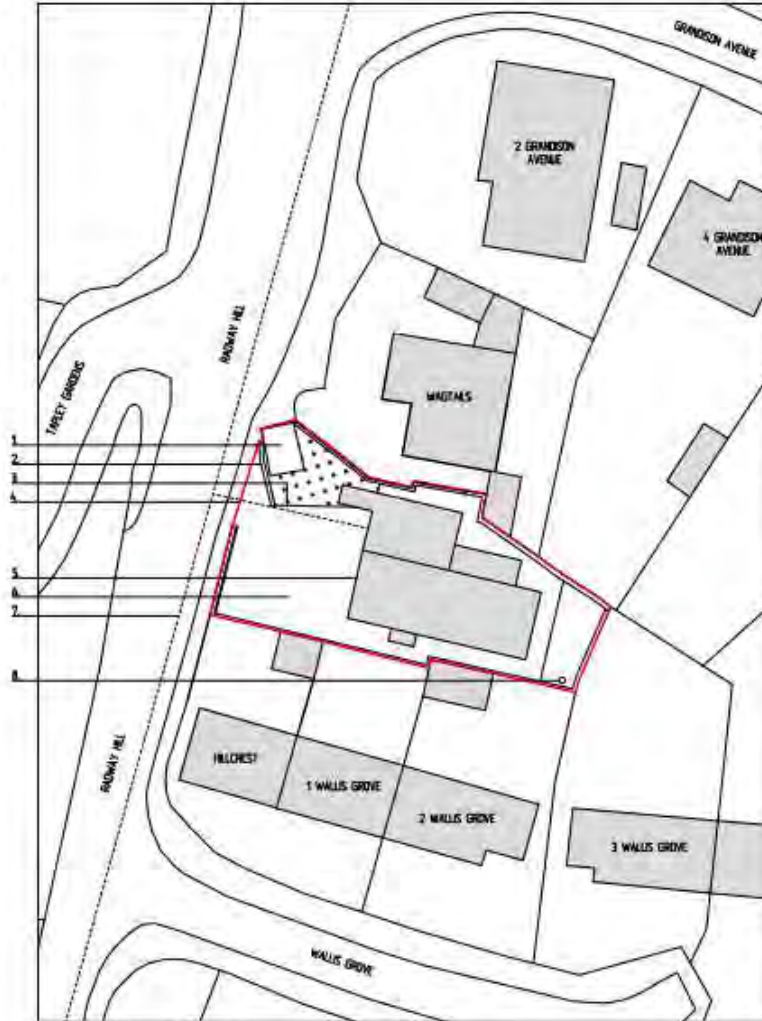
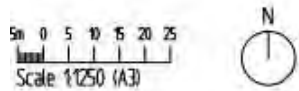




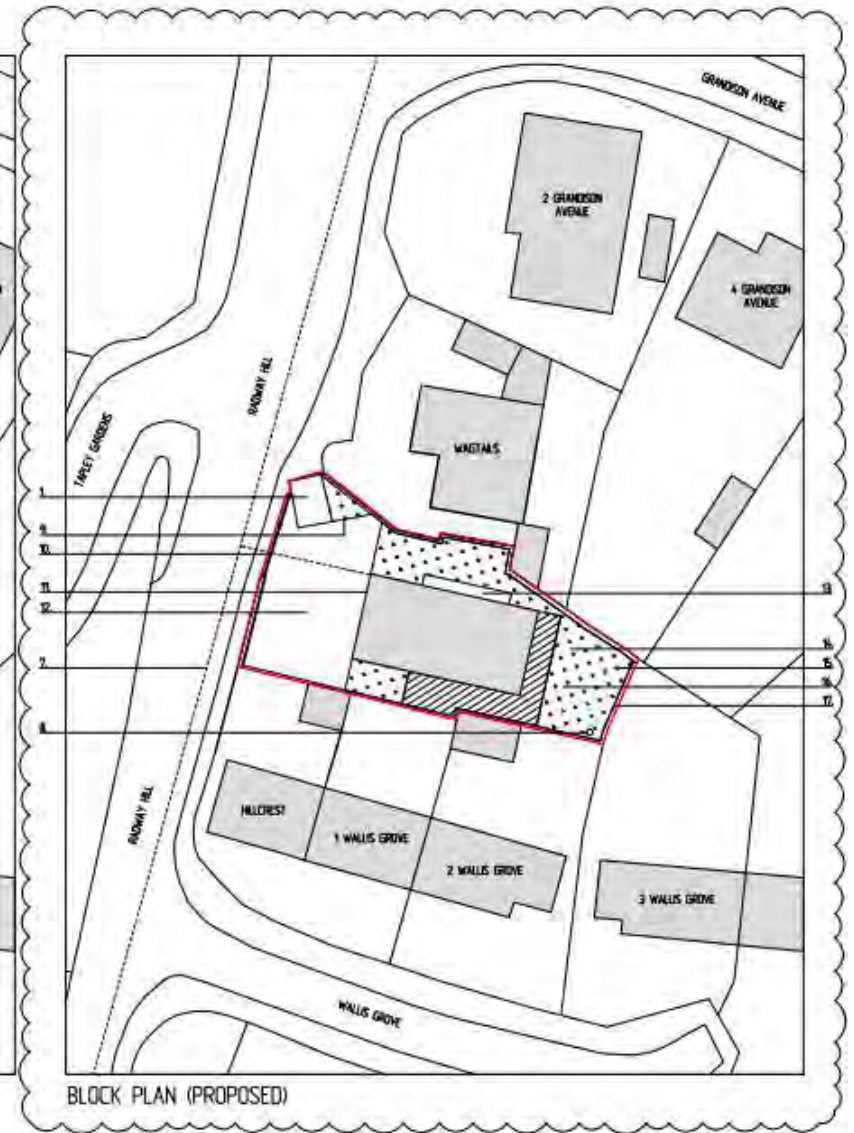
LOCATION PLAN (LEFT), AND EXISTING AND PROPOSED SITE LAYOUT PLANS (CENTRE & RIGHT) - NOT TO SCALE



SITE LOCATION PLAN

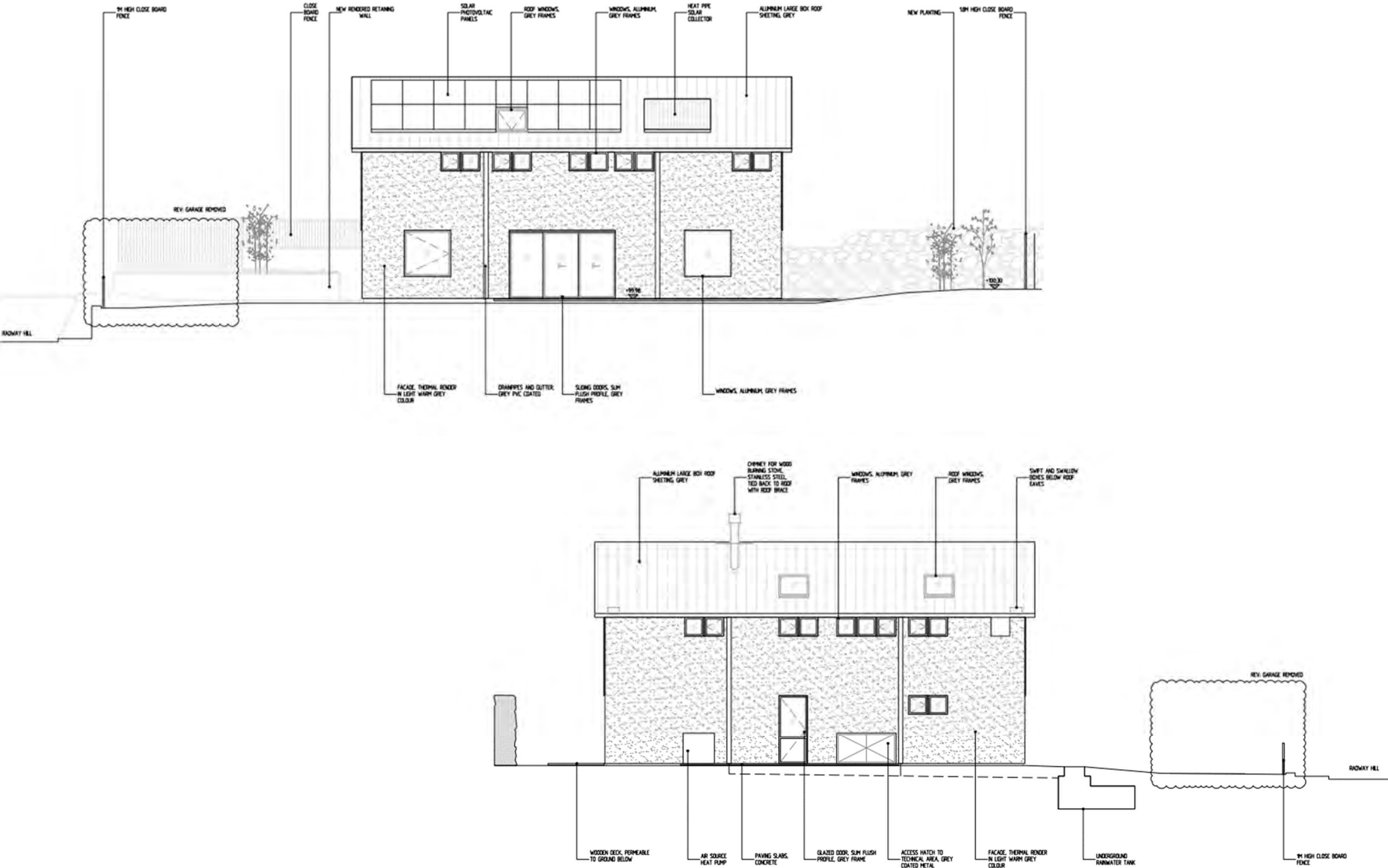


BLOCK PLAN (EXISTING)

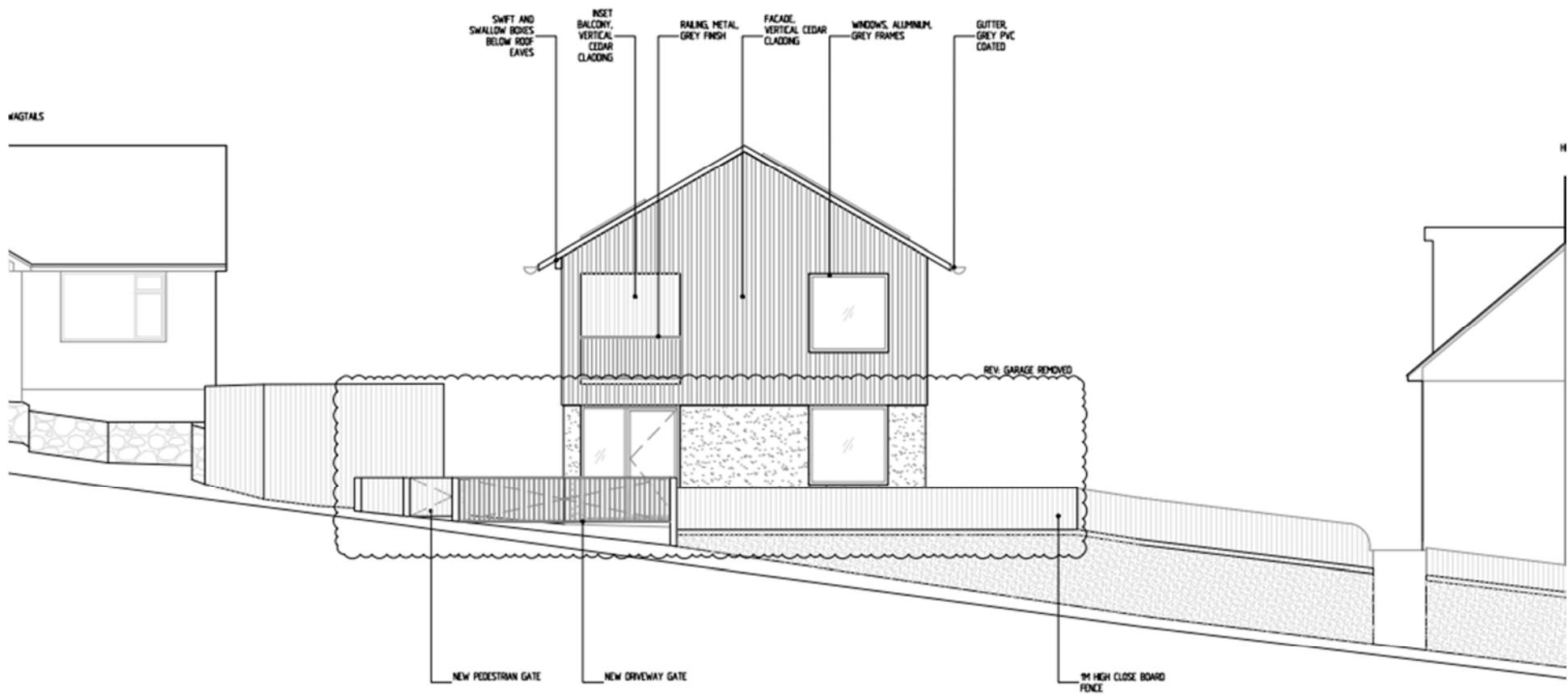


BLOCK PLAN (PROPOSED)

PROPOSED SOUTH (TOP) AND NORTH (BOTTOM) ELEVATIONS (NOT TO SCALE)

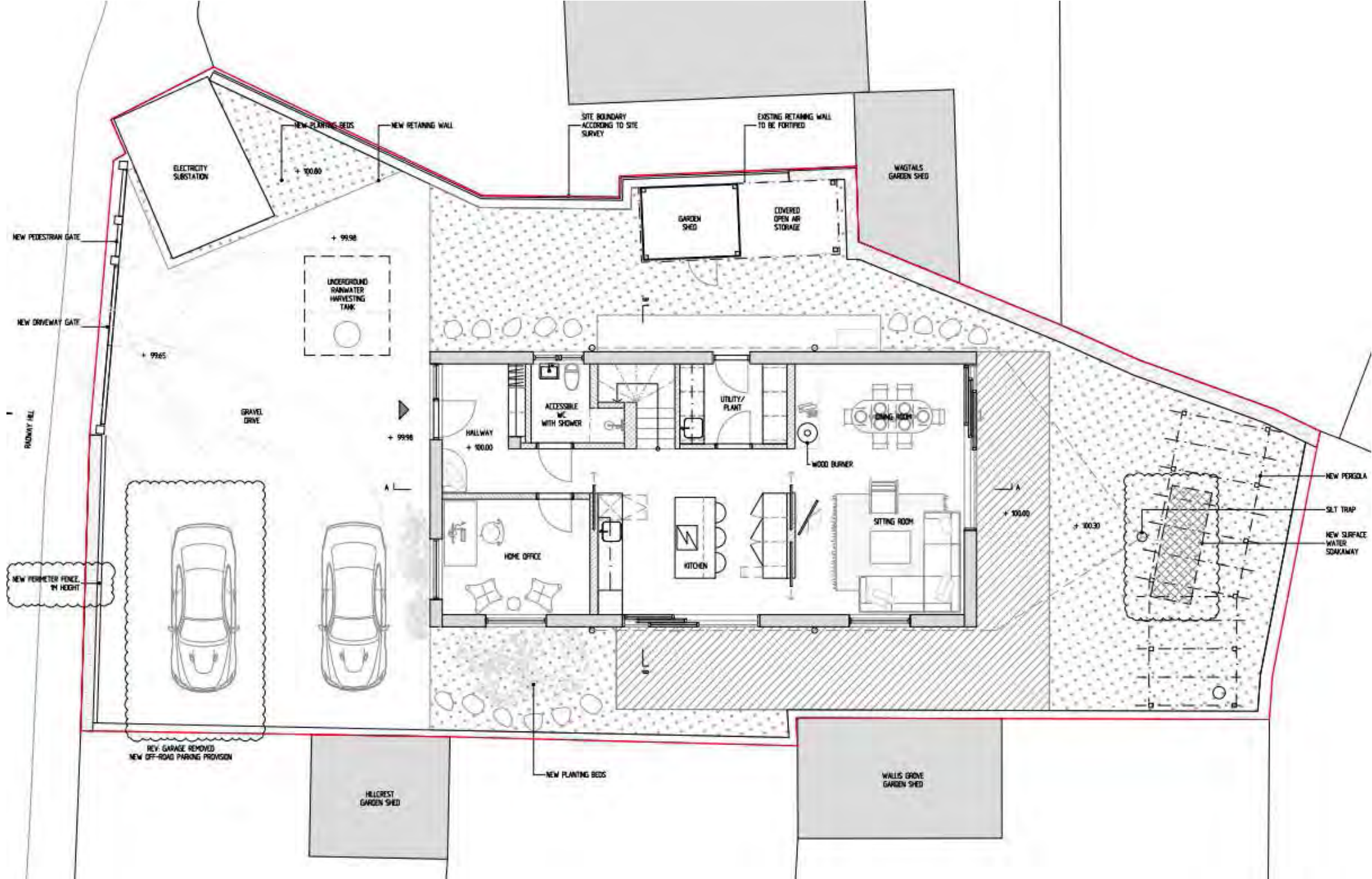


PROPOSED WEST ELEVATION (NOT TO SCALE)



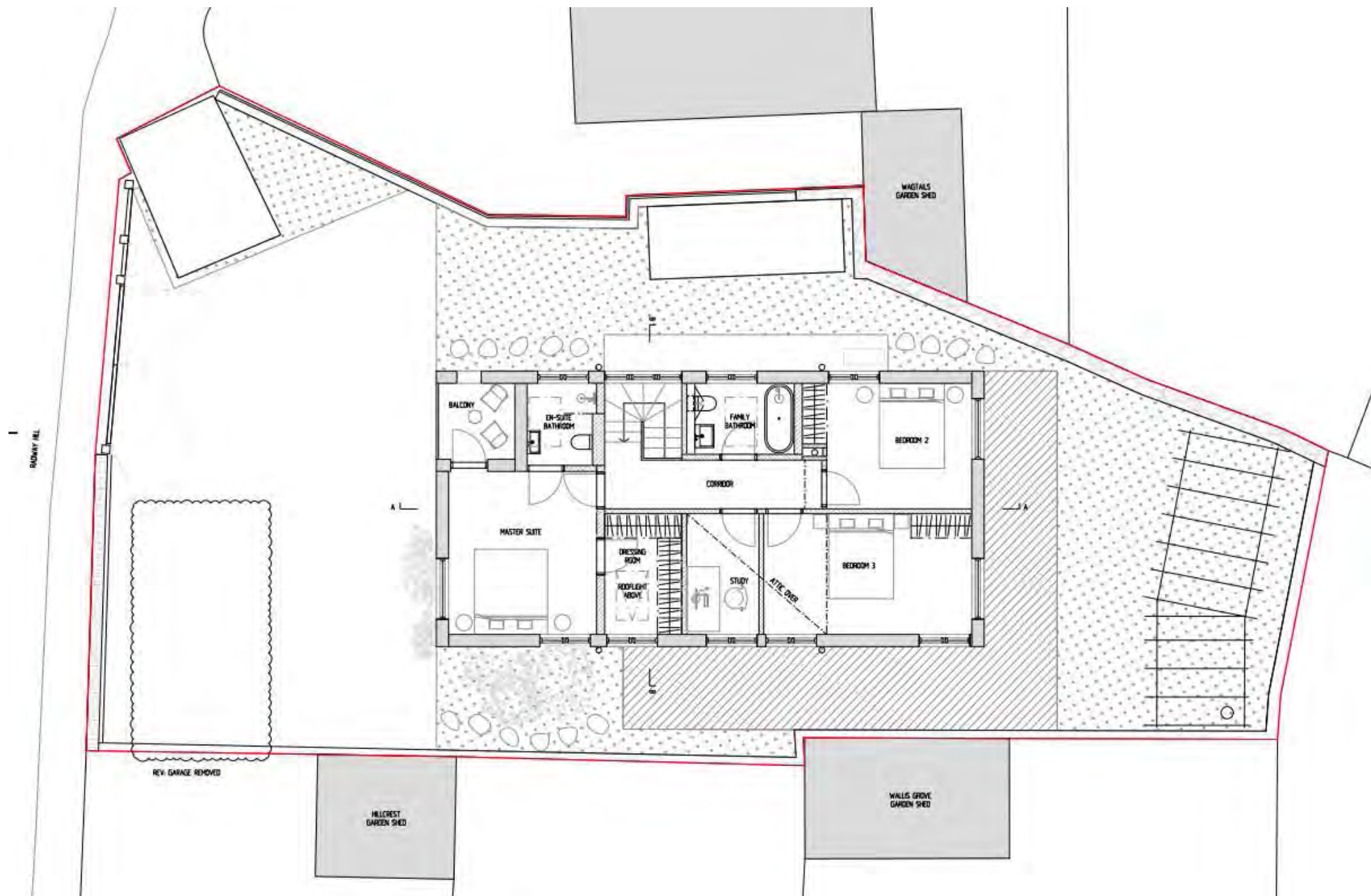


PROPOSED GROUND FLOOR PLAN (NOT TO SCALE)





PROPOSED FIRST FLOOR PLAN (NOT TO SCALE)







*View from Radway Hill outside the plot overlooking Teign Estuary.*