



Self-Build Plots

Grovelands Chudleigh

Proposed Residential development

Guide Price: £100,000



thoroughly good property agents



For more information,
please get in touch with
Complete Land & New Homes:

01626 830965

land@completeproperty.co.uk

Self-Build Plots

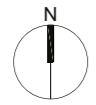
Grovelands Chudleigh

Guide Price: £100,000

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Site Plan



Location of potential future access to land to North West.



LEGEND :









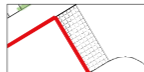

-  APPLICATION BOUNDARY
-  NO-BUILD ZONE
-  10m ECOLOGY CORRIDOR
-  DISTANCE BETWEEN PLOT 69 & ECOLOGY CORRIDOR
-  RPAs
-  SELF-BUILD
-  PROPOSED TREES
-  PROPOSED HEDGE
-  VEHICLE CROSSOVER
-  TALL, DENSE HEDGE TO DARK CORRIDOR OUTSIDE OF PLOT 69 (HEDGE SPECIES SPECIFIED BY LANDSCAPE ARCHITECTS)



Image of Chudleigh, it does not depict the view from site and is for illustration purposes only.

The Plots

A rare opportunity to purchase one of four fully serviced self-build plots located in the highly desirable area of Chudleigh. Each plot is being sold fully serviced to the edge of the plot and comes with a plot passport, design code and briefing. It will be the responsibility of all purchasers to apply for a detailed planning consent of their own design assuring it meets the design and build criteria.

The plot passports clearly show the developable footprint areas.

Self build mortgages

With our partners from Pointers Financial we have specialist self build consultants who will be able to advise on the product range available in the self build market. Get in touch with Pointers to book your fee free consultation:

01392 979 331
admin@pointersfinancial.co.uk



Planning

Outline planning consent has been granted by Teignbridge District Council for the creation of four self build plots under applications (21/00416/MAJ) & (22/01663/REM) for the Wain Homes The Leighs Chudleigh development. More information is available upon request.

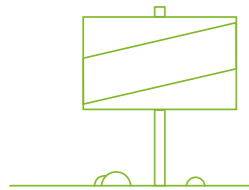
It is the responsibility of all purchasers to apply for a detailed planning consent of their own design meeting the criteria of the Design Code and Plot Passport*.

[View Planning Application →](#)



Plot Code: Design Parameters and Boundary Treatments

	Requirement
Location	Self build plots to the north of phase 2 (plots 66-69)
Land Use	Residential uses
Form	The self build plots will have a single dwelling built on each plot. The size and articulation of the dwellings will add to the diversity and interest in the street scene through changes in scale, detailing and projection. This is directly informed by the dwellings use and internal arrangement.
Character	The proposed aesthetic for the self-build plots should respond sympathetically, whether in a traditional or modern approach, to that of the proposed planning application and of the local context.
Materials	The selected palette used on the elevations will be drawn from local houses, including: <ul style="list-style-type: none">• The use of bricks in the detailing that match the surrounding area as closely as possible with both style and colouring.• The use of roofing material matching the surrounding area as closely as possible with both style and colouring.• The use of render that is sympathetic both in colour and finish to the surrounding area, whilst creating modern interpretations.• The use of reconstituted stone with a colour that is sympathetic to the finish of locally built form.
Plot frontage / setting	The dwellings are to be set behind a variety of small front gardens (2-3m).
Plot 69 positioning	Plot 69 is not to be closer than 1.5m to the dark corridor or positioned to allow excessive light (above 0.5 lux) to enter the dark corridor (refer ecology section)
Boundary treatment	Front gardens of varying depth, hedges and low stone walls to match the surrounding context and wider development. Side and rear fences to be timber close-board.
Building heights	Predominantly 2 storeys. Up to 2 1/2 storeys (room in roof). A variation in ridge height can be proposed to provide visual interest, although ridge heights will otherwise remain generally consistent. A variation in roofscape can be achieved through the use of gable frontages.
Architectural features	Distinctive architectural treatment to be proposed on prominent dwellings at the termination of vistas (Plot 69), nodal points, and at the gateway to the development. This should include active fronts, elements of height and contrasting materials.



Method of Sale

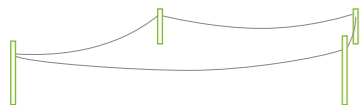
The site featured in these particulars is for sale by private treaty. All proposals for the purchase of the land shall be submitted to Will Smith at Complete Land & New Homes.

01626 832 063 | land@completeproperty.co.uk

Viewing

This site is viewable by appointment only. Please get in touch with Will Smith at Complete Land & New Homes to book your appointment or if you have questions about the site.

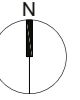
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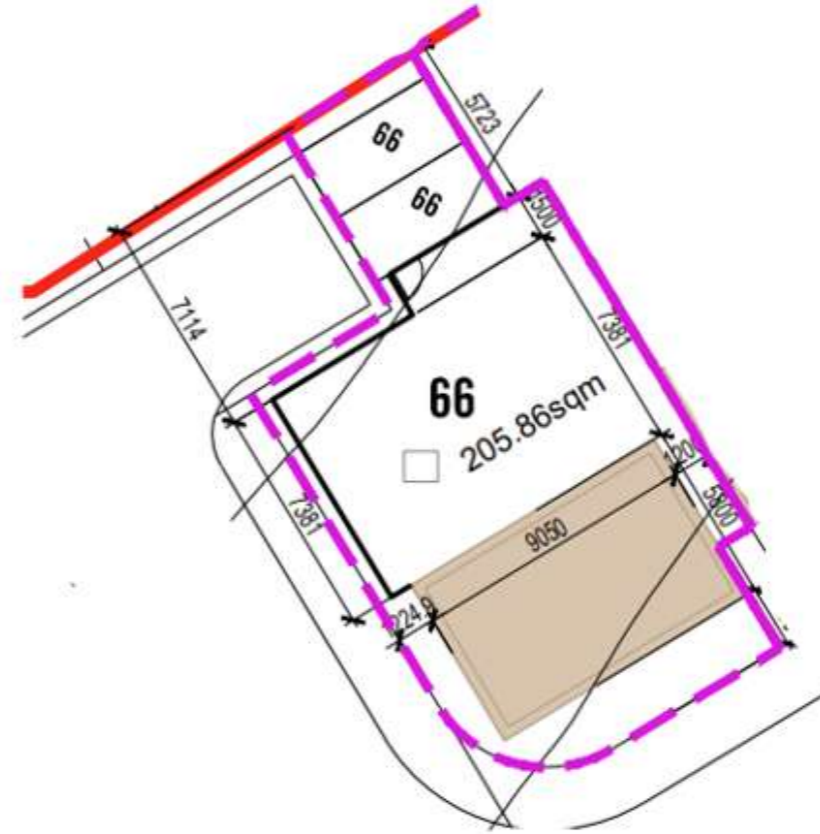
Plot Passports

Plot: 66



Gross Plot Area:
205.86m²

Max Dwelling Footprint:
56.55m²

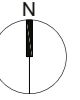


KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

Full comprehensive planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement (if a Local Development Order does not exist);

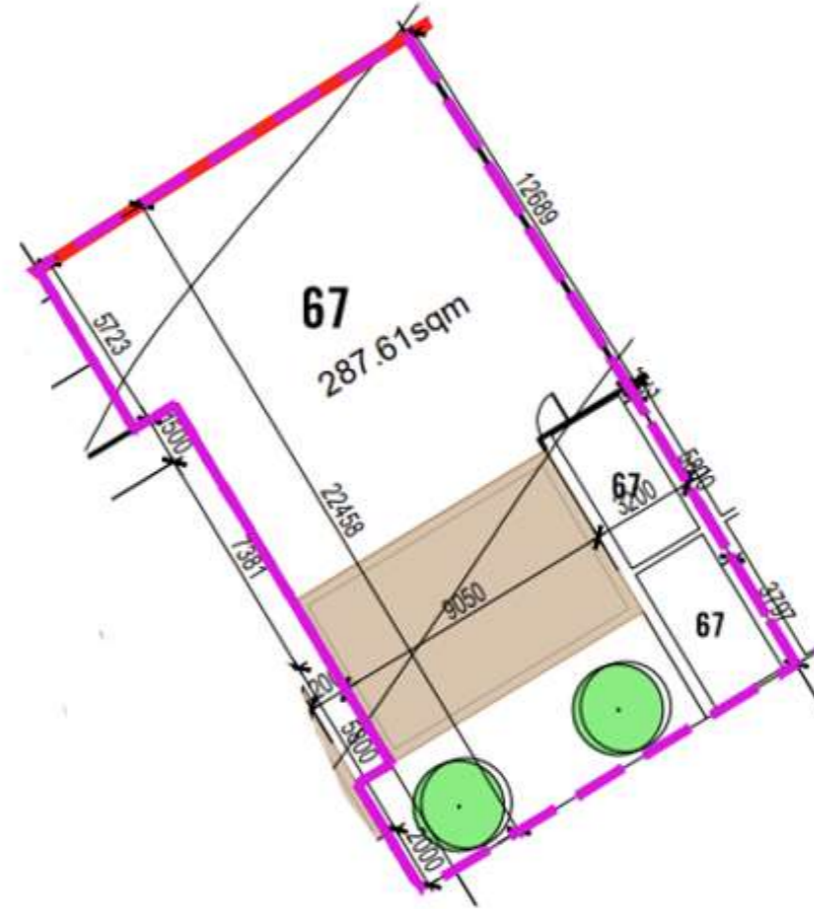
- Plot is for one dwelling only;
- Dwelling cannot be a home in multiple occupation;
- Dwelling must be the occupier's sole or main residence;
- Dwellings will include at least one on-plot parking space;
- Services are provided in the pavement running adjacent to the plot boundary. The buyer will need to connect services themselves;
- Plot and site have legal access to a public highway. On-site roads will be constructed to an adoptable standard;
- Each dwelling will be subject to an annual green spaces maintenance service charge;
- The dwelling design will conform to the design code for the site.
- The dwelling shall be completed within 3 years of purchase;
- Full details of access, highways construction, on-site play, open space, biodiversity mitigation and SUDS surface water drainage strategies have already been agreed and approved;

Plot: 67



Gross Plot Area:
287.61m²

Max Dwelling Footprint:
56.55m²

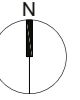


KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

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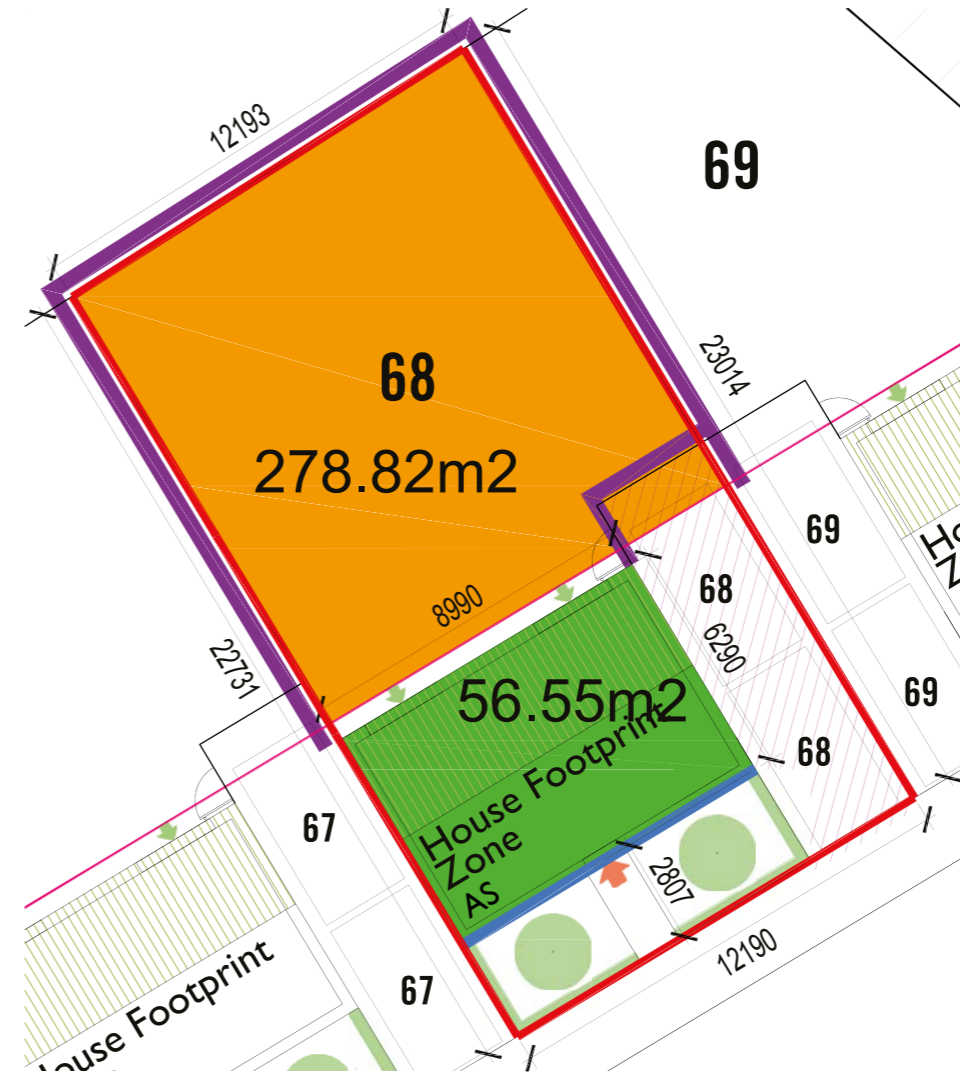
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- The dwelling design will conform to the design code for the site.
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Plot: 68



Gross Plot Area:
278.82m²

Max Dwelling Footprint:
56.55m²

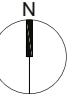


KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

Reserved matter planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement (if a Local Development Order does not exist);

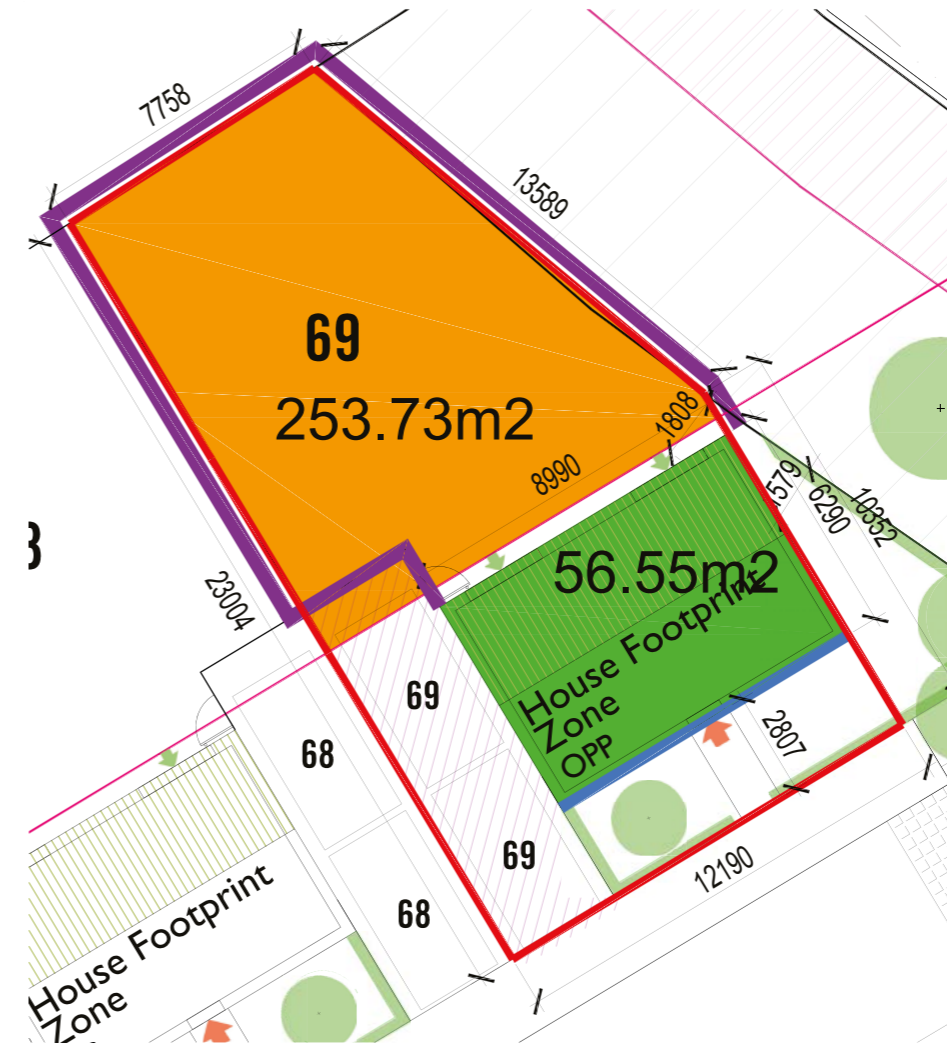
- Plot is for one dwelling only;
- Dwelling cannot be a home in multiple occupation;
- Dwelling must be the occupier's sole or main residence;
- Dwellings will include at least one on-plot parking space;
- This site is fully serviced with fresh water, foul drainage, electricity and telecommunications available at the plot boundary;
- Plot and site have legal access to a public highway. On-site roads will be constructed to an adoptable standard;
- Each dwelling will be subject to an annual green spaces maintenance service charge;
- The dwelling design will conform to the design code for the site.
- The dwelling shall be completed within 3 years of purchase;
- Full details of access, highways construction, on-site play, open space, biodiversity mitigation and SUDS surface water drainage strategies have already been agreed and approved;

Plot: 69



Gross Plot Area:
253.73m²

Max Dwelling Footprint:
56.55m²



KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

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Location:

Located in the charming market town of Chudleigh, These self-build plots are perfect for those seeking a life in the countryside with easy access to Exeter and other local towns.

At the foot of the spectacular Haldon Hills between Exeter and Newton Abbot, Chudleigh has its own local amenities which include convenience stores, a library, medical centre, and swimming pool.

The high street boasts a range of independent shops, offering everything from old fashioned sweets, crafts and gifts to pet and DIY supplies.

What's nearby?

Ideal for commuting, The self-build plots are situated within easy reach of the A38 and M5; Exeter Cathedral City and Newton Abbot are very close, Plymouth just 40 minutes away and, further afield, rail links from Exeter connect with Bristol and London Waterloo, North Devon and Cornwall. Exeter international airport is within a 20-minute drive.

The outstanding views in Teign Valley are a walker's paradise and thrill seekers can head to the Dartmoor National Park to try their hand at rock climbing, kayaking on the nearby River Teign, mountain biking or trekking around the area. Chudleigh is also within easy reach of the stunning South Devon coastline with the numerous activities this has to offer.

There are outstanding and good Ofsted rated pre-school and primary schools in the town, with further schools and colleges, as well as larger supermarkets found in nearby Newton Abbot and Exeter, which are both just a 15-minute drive away.

Important Notice

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

The logo for Complete Property, featuring the word "complete." in a white, lowercase, sans-serif font on a dark grey rectangular background.

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Want to know more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Complete Land & New Homes.

01626 832 063

land@completeproperty.co.uk