

STUNNING BUILDING PLOT  
FOR A DETACHED 4 BEDROOM DWELLING  
BIGBURY ON SEA DEVON TQ7 4AU

REDUCED

- Full Planning Permission Ref. 3743/18/FUL was granted 22 Nov 2019
  - Not subject to a principal residence occupancy restriction
  - Stunning location & aspect, approx. 0.08 ha / 0.2 acres
- Offers invited £995,000 (with upwards adjustment for services works)

*view from the lower end/rear of the plot looking south over Burgh Island, before the commencement of building works on site*

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE PLOT – TQ7 4AU

This is a rare opportunity to acquire a sea view building plot in a stunning location. Full planning permission (Ref.3743/18/FUL) for the construction of a contemporary detached reverse level two storey 4 bedroom house set in an elevated position above the beach overlooking Burgh Island, was granted 22 Nov 2019. The proposed net internal floor area is approximately 190m<sup>2</sup> (2,050sqft). The plot has a gentle fall to the south and extends to approximately 0.08 hectares (0.2 acres). The boundaries are approximately shown highlighted in pink on the plan below (1810 P.05E) see Unit 3.

The plot is one part of an approved scheme for 4 units, the remainder comprises 3 small bungalows currently under construction, see photo below dated 09.05.24.

The 4 units will share a common access from Ringmore Drive (see plan 1810 P.05E below), thereafter bear left into a parking court for the bungalows or straight on for the plots private drive. Rights will be granted from the access to the private drive for the plot. The plot will also benefit from a pedestrian access onto Marine Drive.

To enable the plot to be developed separately and in accordance with the planning permission, the vendor will contract to pay the S.106 contribution, discharge the relevant pre commencement conditions and complete the necessary construction elements under the S106 to enable occupation of the dwelling on the plot.

As part of the works currently underway the Vendor will (as it makes sense to service the three bungalows and provide connection points to the single plot at the same time), bring foul, electric, water and telecoms connection points to the plot boundary. If the plot connection points have not been constructed at the time of agreeing a sale the plot purchaser can choose to undertake these works themselves. If however the Vendor has completed or partially completed these works or the purchaser requires the Vendor to undertake or complete these works, the cost of these works will be added to the purchase price.

## BIGBURY ON SEA

Bigbury on Sea is a small sought after seaside village located on the coast of South Devon in an Area of Outstanding Natural Beauty with a stunning sandy beach overlooking the iconic Burgh Island. The island is a tidal linked by a causeway at low tide. There are several buildings on the island, the largest being the Art Deco Burgh Island Hotel. In terms of amenities, the nearby village of Challaborough has a convenience store whilst the towns of Modbury (6 miles) and Kingsbridge (9 miles)

offer a range of local shops and services. Recreational activities include the beach, beautiful local walks and Bigbury Golf Club which offers an 18 hole course.

## PLANNING & TECHNICAL

South Hams District Council (SHDC) granted full planning permission for the construction of 4 dwellings including external landscaping, shared driveway and parking areas and a new vehicular entrance off Ringmore Drive, under application ref. 3743/18/FUL dated 22 November 2019, land adjacent to Southway, Marine Drive, Bigbury on Sea. NOTE- The permission is not subject to a principal residence occupancy restriction.

Under application 3662/20/ARC approved by SHDC 09 April 2021, conditions 3,6,7,8,11,14,15,16 of planning permission 3743/18/FUL were discharged

We understand that there is mains water, electricity and telecoms adjacent to the plot. Foul drainage will be by a connection to the foul sewer that currently crosses the site for the bungalows and will be diverted by the vendor. We understand surface water will drain via on site soakaways. All interested parties however should make and rely upon their own enquiries of the relevant services providers.

A planning & technical information pack is available on request via a drop box link.

## SECTION 106 / COMMUNITY INFRASTRUCTURE LEVY

The vendor will pay the S.106 sum of £8,287.50. There is no CIL in South Hams.

**METHOD OF SALE** - Offers invited £995,000 (with upwards adjustment for services works undertaken by the vendor).

**VIEWING – STRICTLY BY APPOINTMENT – Please contact the agents KLP**

what3words - motion.goose.solving



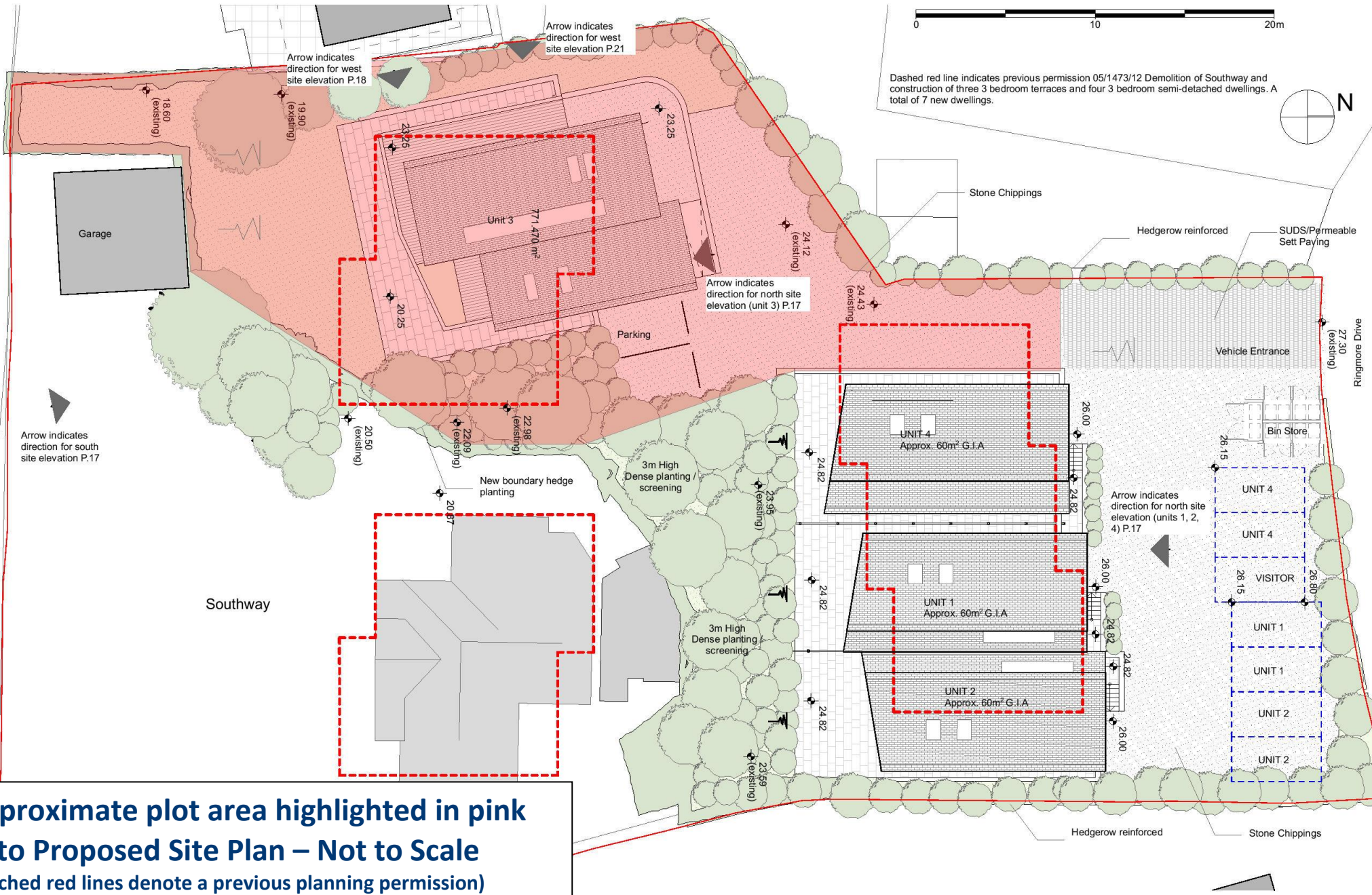
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Topsham, Exeter, EX3 0DB

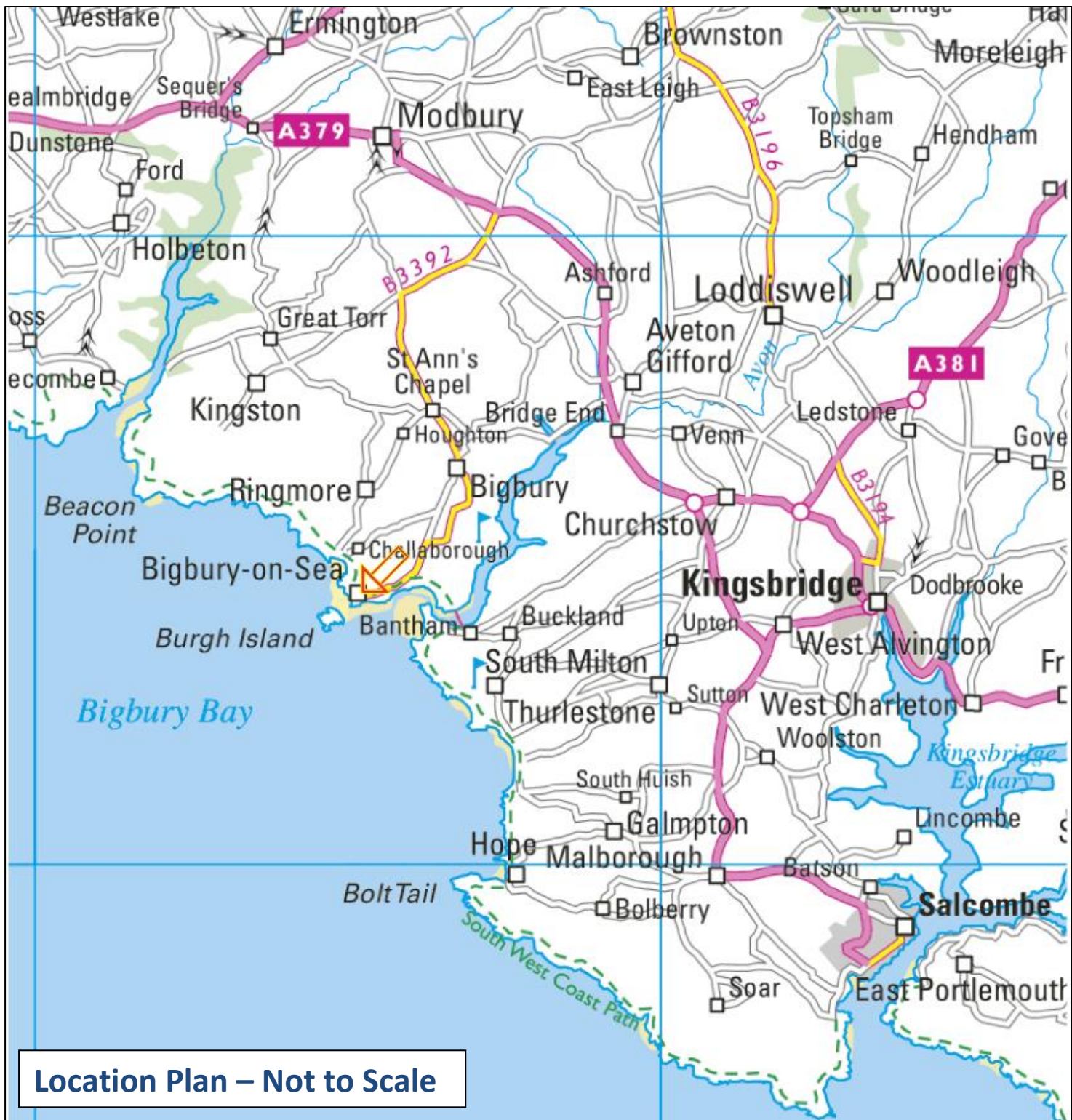
Email: [darryl@klp.land](mailto:darryl@klp.land)

Tel. 01392 879300

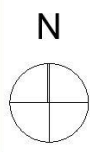
Ref:869/R4



**Approximate plot area highlighted in pink onto Proposed Site Plan – Not to Scale (hatched red lines denote a previous planning permission)**



Location Plan – Not to Scale



## Proposed Ground Floor Plan - Not to Scale

5 Station Yard  
Ashburton  
Devon TQ13 7EF

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Email: info@vanellensheryn.com  
Web: www.vanellensheryn.com

chartered architects



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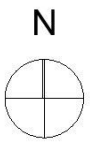
Revision Notes	Date	Rev
Amendments for Planning	04.04.19	A
Amendments for Planning	22.05.19	B
Amendments for Planning	14.06.19	C
Amendments for Planning	05.07.19	D

Drawing Status  
**Planning**

Original Drawing Size A3

Project  
**Land Adjacent to Southway  
Bigbury on Sea**

Drawing			
Project No.	Drawing No.	Revision No.	Scale
1810	P.09	D	1:100



( below ground )



## Proposed Lower Ground Floor Plan - Not to Scale

5 Station Yard  
Ashburton  
Devon, TQ13 7EF

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Drawing Status  
**Planning**

Original Drawing Size A3

Project  
**Land Adjacent to Southway  
Bigbury on Sea**

Drawing		
Project No.	Drawing No.	Revision No.
1810	P.10	D
		Scale
		1:100



*view from plot looking north at the three bungalows currently under construction and the access to the plot – photo dated 09.05.24*



*view from access of proposed private drive down to the plot, before the commencement of building works*





*Butgh Island from car park below the plot*

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