

# FOUR INDIVIDUAL BUILDING PLOTS

## BRADLEY BARTON, NEWTON ABBOT



- Planning Permission for four detached self-build houses
- Open aspect with views to the south-east
- Guide Price £85,000+ per plot

## THE PLOTS – TQ12 1YJ

An opportunity to acquire four individual building plots on the south-western edge of Newton Abbot, located to the south of Ashburton Road and within a new residential development named 'Bradley Barton' (being built by Persimmon Homes). Each self-build plot benefits from outline planning approval for the construction of a new detached house – the buyer in due course will be required to submit a reserved matters application for the detailed design of their proposed property.

The Design Guide indicates that each new self-build house will be either 2 or 2.5 storey with a maximum building height of 10m. The footprint of each property is proposed within the Guide as being c. 32.5sqm. Two off-road parking spaces will also be required within each plot. The plots will be offered with access to foul and surface water drainage and all other necessary utility connections (namely water, gas, electricity and telecommunications) these services will be accessible for connection from the private road in front of the plots.

## NEWTON ABBOT

Newton Abbot is a large town situated approximately 7 miles north of Torquay town centre and 15 miles south of Exeter, close to the South Devon coast. The town can be accessed from the A380 or A38 dual carriageways, which connects with the M5 motorway at Exeter and Torquay/Plymouth respectively. There are also links available with the A381 to Totnes from the town. There is a busy railway station on the eastern side of Newton Abbot town centre, which provides services on the main London Paddington-Penzance line.

Newton Abbot is a busy commercial centre, which acts as the administrative capital of Teignbridge. There are a range of retail, employment, leisure and educational facilities in the town along with a small hospital.

## METHOD OF SALE

Offers for each of the plots are invited in excess of £85,000. The plots are freehold with vacant possession.

## PLANNING

Teignbridge District Council granted planning permission (Ref 20/00236/MAJ) for a "Hybrid application. Construction of 76 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for four self-build units" on 27<sup>th</sup> September 2021.

Copies of the previous planning permission, design code and other associated documents are held on file by the agents and can be emailed upon request.

## VIEWING – BY APPOINTMENT ONLY

Please contact Alex Munday at KLP in the first instance to arrange a viewing.

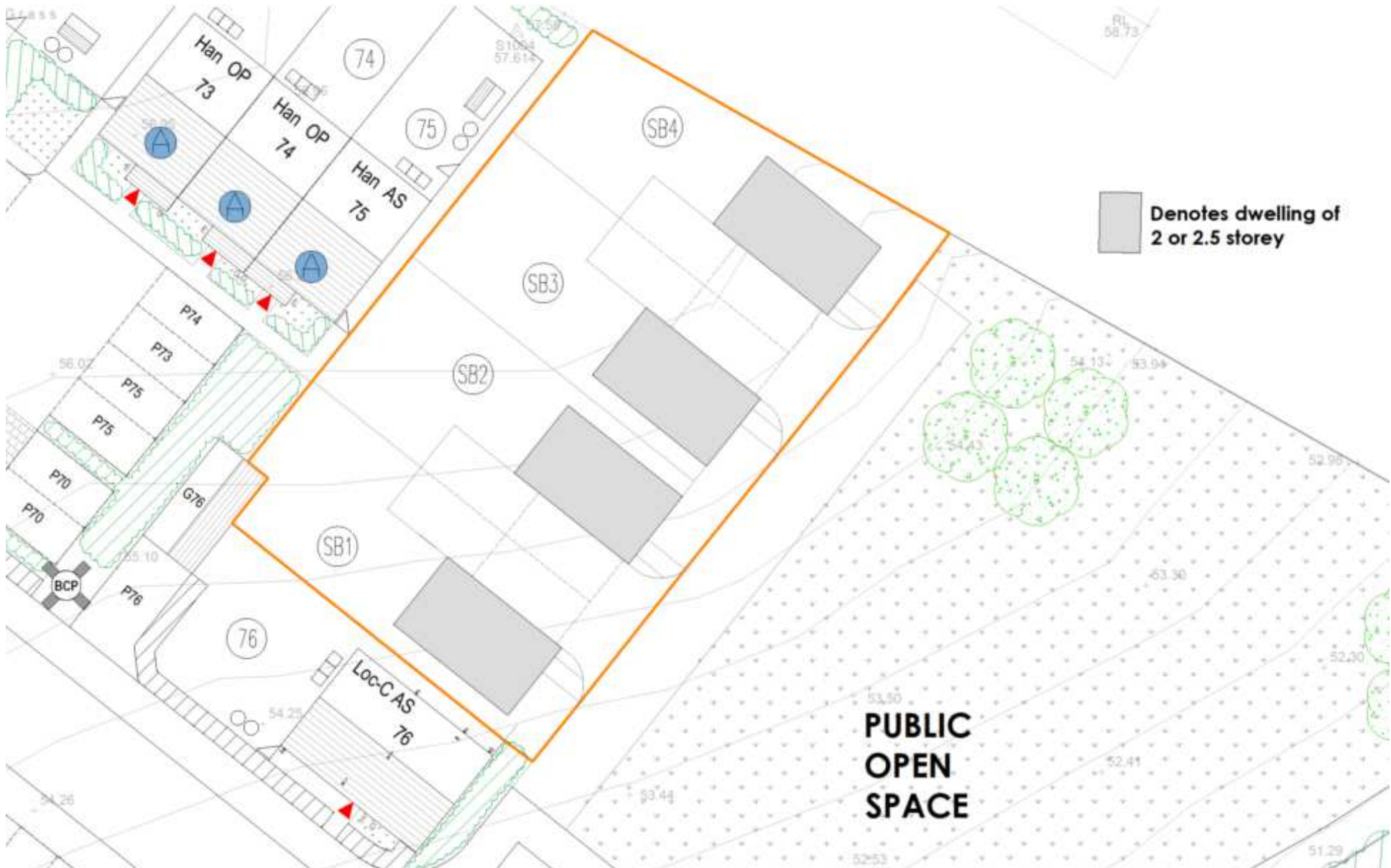
## CONTACT



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**Ref: 807/AM**

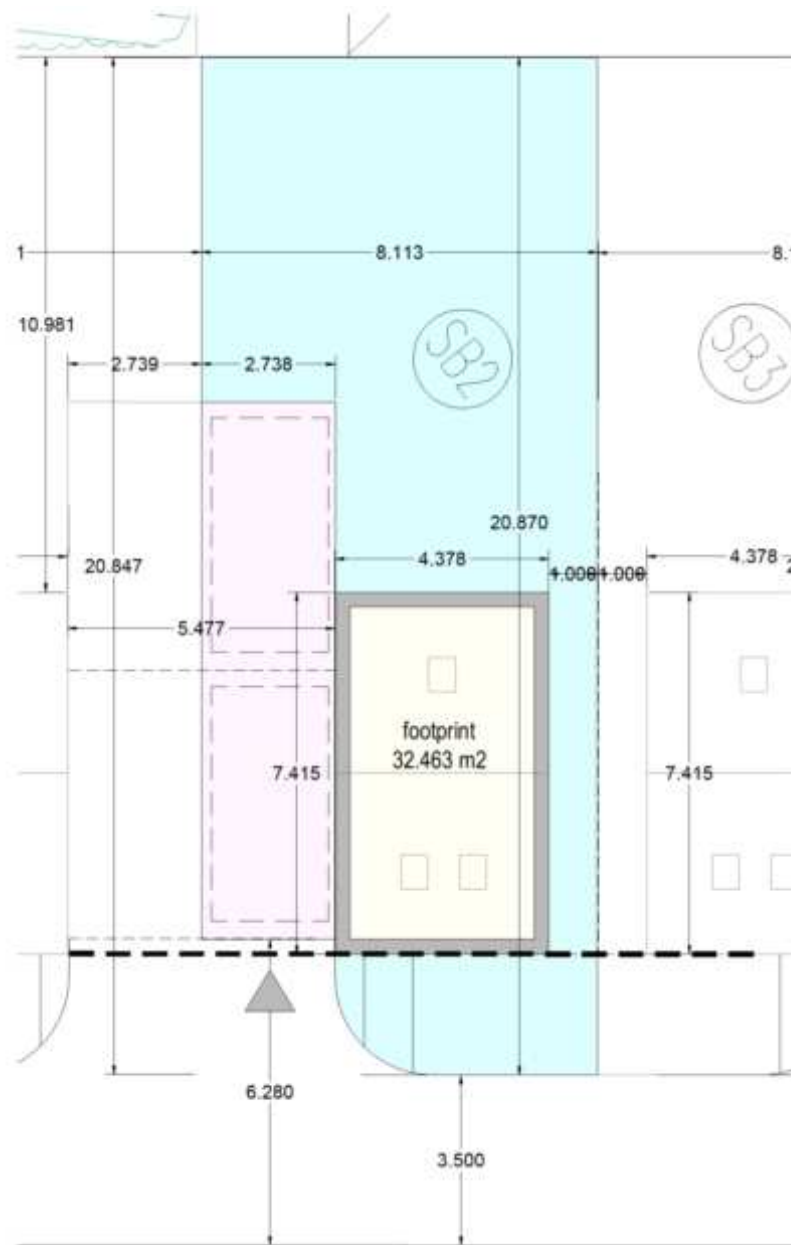
## Layout Plan showing the four plots (SB1 – SB4) with indicative layouts of new dwellings



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# Proposed Indicative Plot Passport

(SB2 is shown although other plots are of a similar scale)





Photos (clockwise from top left) showing: Views over plots SB3 & SB4 facing north, Views over plots SB1 & SB2 facing west, Views over the plots and proposed open space area to the southeast, Views showing the adjacent properties to the southwest – currently under construction.