

EXCLUSIVE INDIVIDUAL BUILDING PLOTS DARACOMBE PARK, HIGHWEEK, TQ12 1RW

Three building plots in a high quality gated development
Total site area of approx. 0.45 ha (1.11 acres)
Offers for individual plots or the whole site



View across the plot towards the access road

DARACOMBE COURT (THE COURT PLOT) – TQ12 1RW

This is a wonderful opportunity to acquire a large building plot of approximately 0.45 ha (1.11 acres) in a stunning sylvan setting within this exclusive development of just ten other luxury bespoke homes. Previous planning permissions on this plot have been for a large bespoke dwelling, however, the plot now benefits from outline planning permission for 3 detached dwellings (Ref.22/00237/OUT), with one larger plot and two smaller plots. The plots are available individually or the site as a whole from guide prices listed below.

The largely level plot was, in part, the former tennis court of Daracombe House and the grounds have been carefully maintained and the various other plots developed over the past 10 years or so with individually architect designed houses.

SITUATION

Daracombe Park is situated in the village of Highweek and is just fifteen miles from the City of Exeter. It is easily accessed from the A38 dual carriageway which connects with the M5 south of Exeter. There is a main line railway station at nearby Newton Abbot along with a diverse range of shops, restaurants and supermarkets while excellent schools are within easy reach. There is also good access to the beautiful scenery of the South Devon Coast, Dartmoor National Park and the lively historic moorland towns of Ashburton & Bovey Tracey with local shops such as galleries, bookshops, pubs, delis and restaurants.

GUIDE PRICES

Plot 1 - £350,000

Plot 2 - £225,000

Plot 3 - £275,000

Or offers are invited for the whole site.

VIEWING – STRICTLY BY APPOINTMENT ONLY REF: 970/PT

Please contact Phil Taverner at KLP to arrange a viewing on 07866 522910 or email philip@klp.land .

SERVICES

We are informed that mains services (water, gas and electricity) have already been installed to the plot boundary with connection spurs provided ready for connection for the plot & a mains foul drain is running through the plot. However, interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING HISTORY

Teignbridge District Council granted full detailed planning permission (Ref.11/03426/FUL) for three new dwellings (Plots A, B and C (Court Plot)) at Daracombe Park, Mile End Road, Newton Abbot on 29th November 2011.

14/00724/FUL – detailed planning permission for a dwelling approved 31st July 2014.

16/01651/VAR – Variation of condition 2 on the planning permission 14/00724/FUL to amend the design of approved dwelling, approved 29th June 2016.

16/01737/FUL – detailed planning permission for erection of a dwelling (revised scheme), granted 17th August 2016.

22/00237/OUT – outline planning permission for 3 dwellings was granted on 27th July 2022. Means of access to the site has been approved but details of the layout, scale, landscaping and appearance of the buildings is still to be determined as part of a reserved matters application.

Copies of the previously approved plans and planning permissions are held on file by the agents.

DARACOMBE PARK

Daracombe House is a superb, imposing old manor house situated in its own walled grounds which formerly comprised part of the Seale Hayne estate. It is located on the western fringe of Newton Abbot on the edge of the sought-after village of Highweek. The house was purchased as part of the prestigious redevelopment of Daracombe Park and has been refurbished and brought back into use as a fabulous family home. The old walled garden has been developed into a new dwelling and a crescent of four very stylish, contemporary houses was developed between the house and the walled garden. Four more modern and impressive houses have been developed to the south and east of the main old house and this is the last remaining plot which will complete this gated parkland development.

DARACOMBE PARK MANAGEMENT COMPANY LIMITED

An estate management company has been established to ensure the smooth running of the estate and maintenance of the grounds, estate road and electronic entrance gates, etc.. The plot currently contributes 9.0909% (1/11th) towards the annual service charge and reserve fund (for the period 1st October 2019 to 30th September 2020 the amount was £600). However, if more than one dwelling is developed on this plot then the management company would reapportion the contributions accordingly to reflect 13 properties rather than 11 contributing to the annual charges and fund.



OS Location Plan (not to scale)





Aerial view of the Plot with approximate boundary highlighted in white



View across the plot looking north west