



## Ham Lane | Teignmouth | TQ14 0HW

This RARE Opportunity Offers Land With An Existing Building And Full Planning Permission Granted For Conversion To A Holiday Home, Complete With A New Porch And Decking Area. This Is A Unique Chance To Secure Land With Planning, Situated In The Picturesque Village Of Shaldon - Perfect For Investors, Developers, Or Those Looking To Create A Personal Escape In A Tranquil Rural Setting.







PROPERTY TYPE  
Land



SIZE  
538 sq ft



LOCATION  
Rural



AGE



BEDROOMS



RECEPTION ROOMS



BATHROOMS  
0



WARMTH  
N/A



PARKING  
Off Road Parking



OUTSIDE SPACE  
Gardens



EPC RATING  
Except



COUNCIL TAX BAND  
Exempt



### in a nutshell...

- Views Across River Teign
- Land With Planning
- CIL Charge Paid
- Chain Free
- Planning For Development Of Holiday Home
- Ideal For Investors/Developers
- Potential Residential Dwelling
- Subject To Necessary Planning Permission
- Mains Electricity & Access To Mains Water









## the details...

An exceptional opportunity to acquire a parcel of land in the desirable village of Shaldon, with full planning permission granted for the change of use of the existing building to holiday use, including the addition of a new porch and decking area.

The property measures benefits from mains electricity and access to mains water. The Community Infrastructure Levy (CIL) charge of £14,599.03 has already been paid (chargeable area of 55.56 m<sup>2</sup>), and works were commenced to the ground works and footings to ensure the planning consent did not lapse. A significant amount of supporting paperwork and information relating to the planning and development is also available for inspection at the office.

This is a unique chance for buyers to continue the development of a charming holiday home in a sought-after countryside setting, or to explore the potential for a future residential dwelling (subject to the necessary consents). With much of the groundwork already undertaken, this site represents a fantastic opportunity for both investors and private buyers to create a bespoke retreat.

### Agents Notes

### Tenure - Freehold

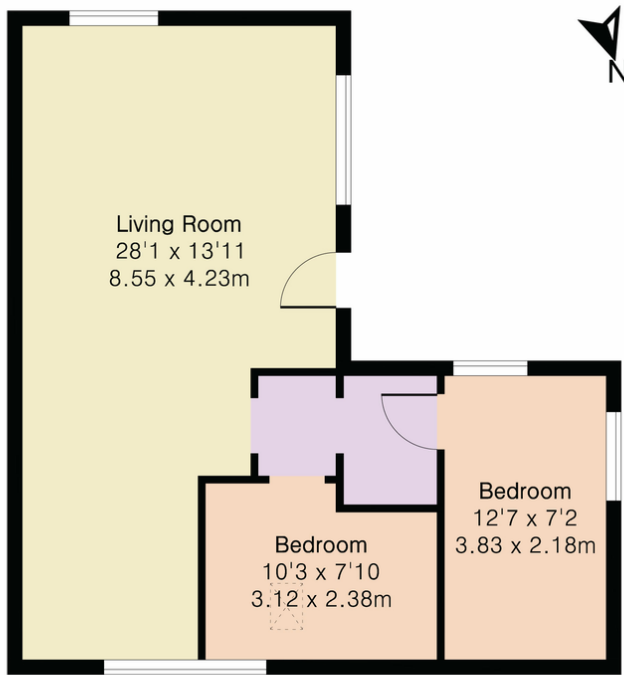
### Mains Electricity & Access to Mains Water.

Rights outlined below within the Title Deed.

"TOGETHER WITH the right in common with the Vendors and their successors in title owners for the time being of the retained land and all persons authorised by them to take a supply of water from the existing water supply pipes laid under part of the retained land and to enter upon the retained land for the purpose of maintaining repairing and renewing the same the Purchasers causing no unnecessary damage or inconvenience to the Vendors in relation to the carrying out of any such works and making good at their own expense all damage occasioned in the exercise of such right".

NOTE:-The retained land referred to adjoins the western boundary of the land in this title.

Approximate Gross Internal Area 539 sq ft - 50 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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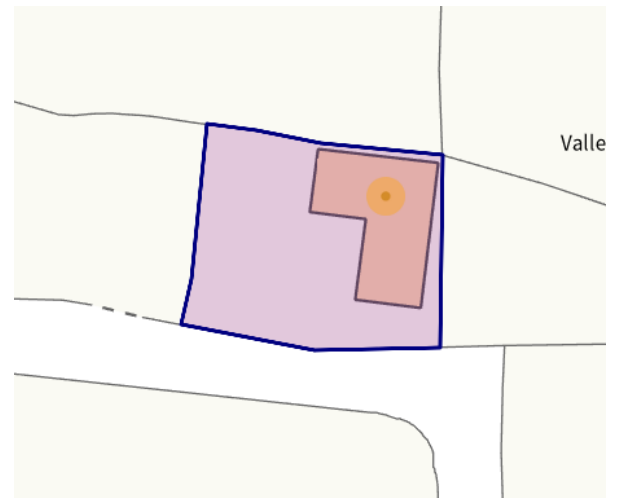


the location...

Please check Google maps for exact distances and travel times.

Property postcode: TQ14 0HW

how to get there...







Need a more complete picture? Get in touch with your local branch...

Tel 01626 870 870  
Email [teignmouth@completeproperty.co.uk](mailto:teignmouth@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
13 Wellington Street  
Teignmouth  
Devon  
TQ14 8HW

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