



Consented
development
opportunity

Land to the West of 123 Fort Austin Avenue, Crownhill, Plymouth, Devon, PL6 5NR

Key highlights

- Full planning consent for 2 detached dwellings
- Garages, parking and gardens included in approved plans
- Desirable and accessible location
- A rare opportunity to secure a site with immediate development potential
- Both properties will deliver stunning far reaching views through the Forder Valley to surrounding moorland

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Site overview

The site has full planning consent for two new build detached dwellings with double garages and the formation of a public footpath. Parking and gardens are also included in the approved plans. Once built, both properties will deliver stunning far reaching views through Forder Valley to surrounding moorland.

Location

The land is situated off Fort Austin Avenue, a well-regarded residential area of Plymouth, offering convenient access to a wide range of local amenities. The site is ideally positioned within close proximity to schools, shops and public services, while excellent transport links provide easy access to Plymouth City Centre, Derriford Hospital and major routes beyond.

The surrounding area is characterised by a blend of established residential housing and green open spaces, making it a sought-after setting for families and professionals alike.

Planning

Planning application number **24/00915/FUL**

Method of sale

Private treaty. VAT is payable on this site

The photos are for guidance purposes only and for site boundary information please refer to the plans that will be forwarded upon request.

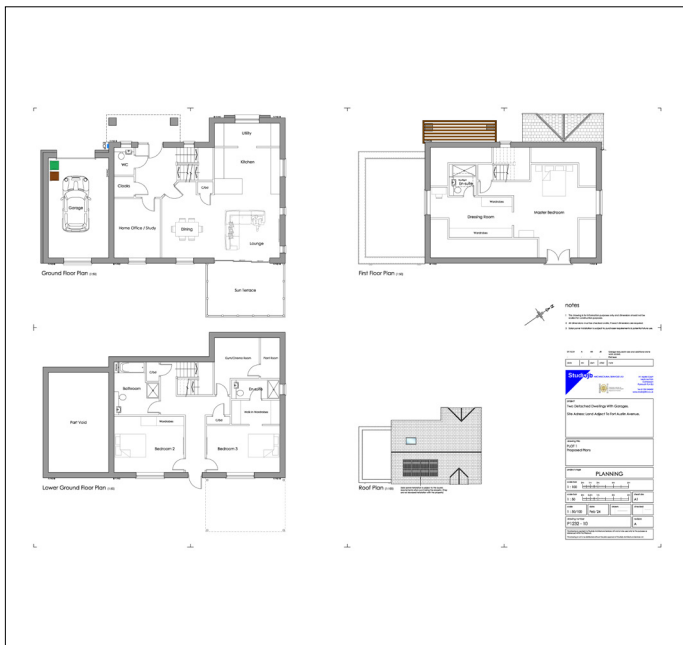
There are CIL, S106 and BNG payments to be made as part of the development please speak to James Clarke for more information.

Viewing arrangements

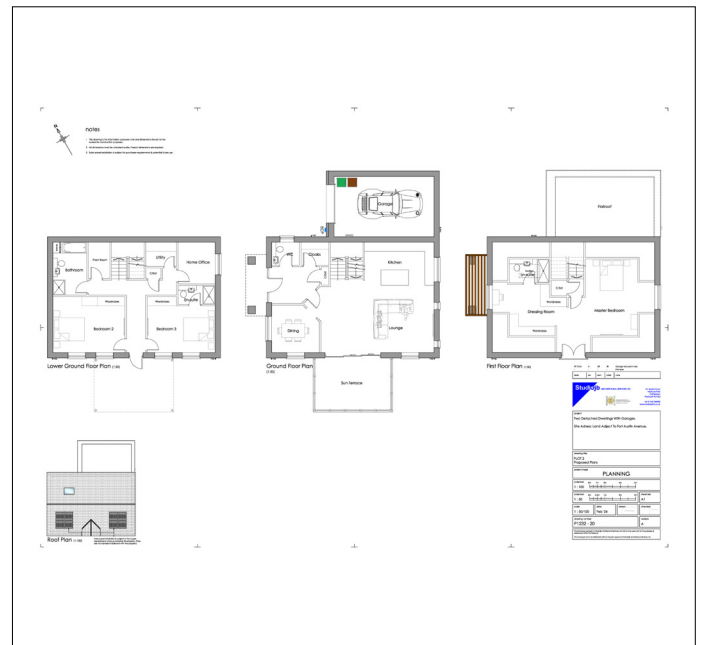
Viewings by request, for more information please speak to James Clarke 01752 278499 or email james@langtownandcountry.com

what3words

acid.slave.useful



Proposed plans - plot 1



Proposed plans - plot 2



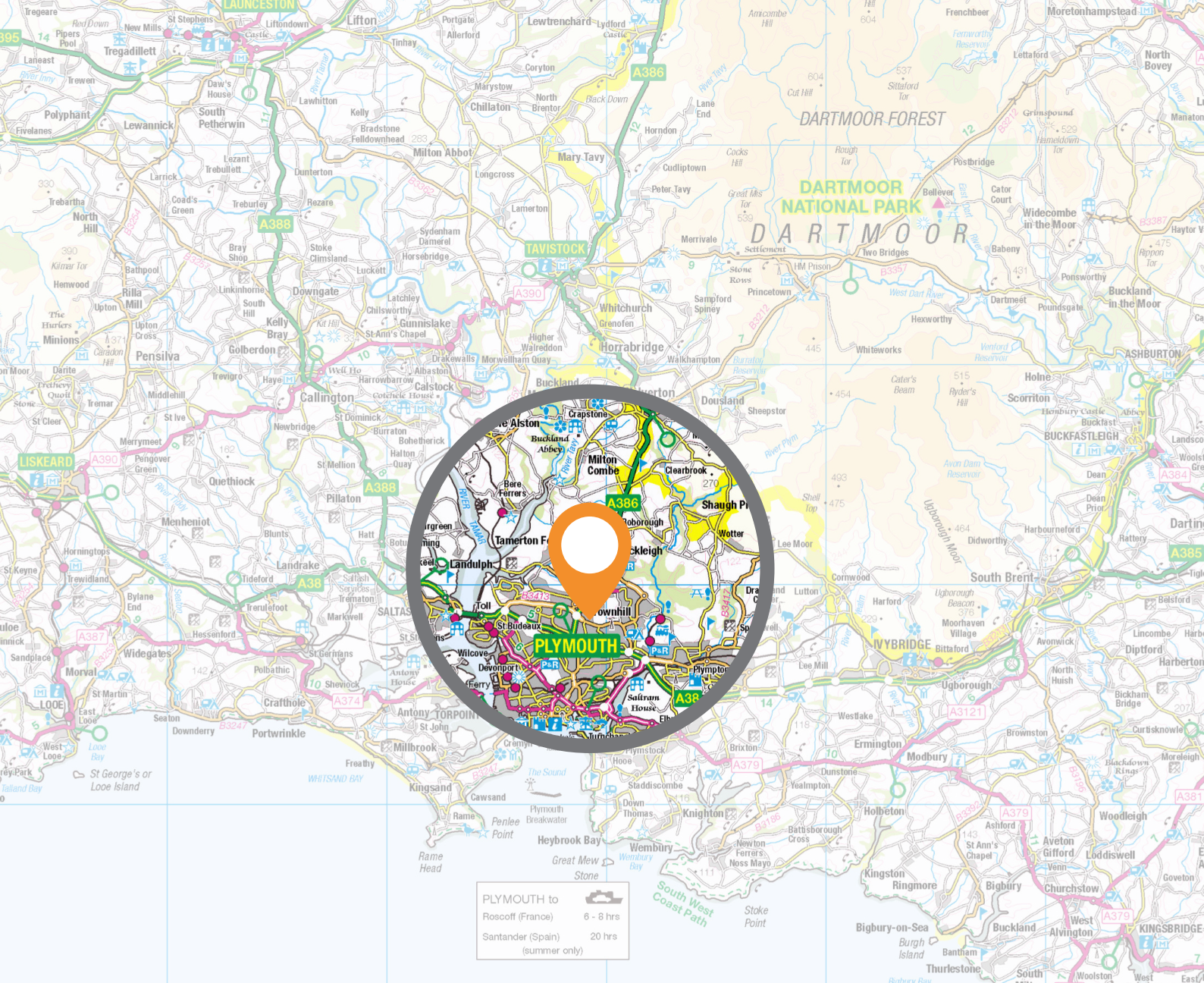
Proposed elevations - plot 1



Proposed elevations - plot 2



Proposed site plan



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For further information or to arrange a site visit, please get in touch today:



James Clarke
Director

☎ 01752 278499

✉ james@langtownandcountry.com

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