



1, Taylor Square, Tavistock, Devon, PL19 0DG



Town Centre 200 yards • Whitchurch  
Down 1 miles • Plymouth 15 miles

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An exciting, one-of-a-kind development opportunity to create a striking contemporary residence set within a beautiful walled courtyard, with extensive garaging and high-spec accommodation.

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- Unique Development Property
- Consent for a Striking Modern Townhouse
- Opportunity to Create a One-of-a-kind Home
- 3 or 4 En-suite Double Bedrooms
- Walled Yard Providing Garden and Parking
- Extensive Garaging
- Updated Plans Have Been Submitted
- Private and Discreet, with Gated Access
- Freehold
- Council Tax Band N/A

£379,500

#### SITUATION

This fascinating opportunity is situated in a hugely convenient yet incredibly discreet town centre location, hidden within a walled courtyard. The site sits behind an enclosed, gated entranceway yet has all of the town's amenities and facilities immediately located within a short, level walk. The inconspicuous nature of this property's location provides a huge degree of privacy and security whilst also affording all of the convenience that town centre living has to offer. Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

#### DESCRIPTION

This is an exceptionally rare opportunity to acquire a development opportunity in the very heart of Tavistock for the creation of a contemporary, one-of-a-kind statement home. Formally a storage yard and warehouse, planning was granted in 2016 for the conversion of the original stone building into a striking modern residence with high-specification accommodation over three levels. The site forms part of a hidden courtyard which is attractively enclosed by high stone walling providing excellent privacy and shelter. The conversion is proposed as a townhouse with three en-suite double bedrooms, with extensive garaging on the ground floor and the living accommodation spread across the first and second floors. Additionally, a 4-bedroom variant of the plans, again all with en-suites, has been designed by our clients and this is shown in one of our images to demonstrate the options available to a buyer. The kitchen and reception areas are arranged in an open-plan fashion that maximises natural light through contemporary styling and a central terrace with glazed elevations. The master bedroom suite on the second floor is proposed to enjoy its own private terrace. You may notice there are new plans attached to the listing for a 5 bedroom set up using the garaging from the original plan as more living space. These plans have been submitted to the planning authority and are expected to be accepted in around 8-10 weeks.

Externally, it is proposed that the walled courtyard would provide ample space for gated access, plus

a garden and parking area. In addition there is an attached utility outbuilding within the courtyard which may offer the potential for conversion to alternative uses, such as a studio, subject to any necessary consents. Alongside the garaging on the ground floor level there is a further, sunken area that could lend itself to use as a gym or even an indoor swimming pool, offering any potential buyer options to customise the house to their tastes and lifestyle. There is a secondary vehicular side entrance here which broadens the possibilities further.

This remarkable development has been commenced, with the rebuilding of the walls at ground floor level, the installation of the concrete block and beam first floor, and the structural steel work for the first and second floors. It is envisaged that an incoming owner can take the site forward from here, and at this point in time can have their say on many of the design elements, including fixtures and fittings, interior finishing touches and the exterior space, in order to create a unique home of their own choosing.

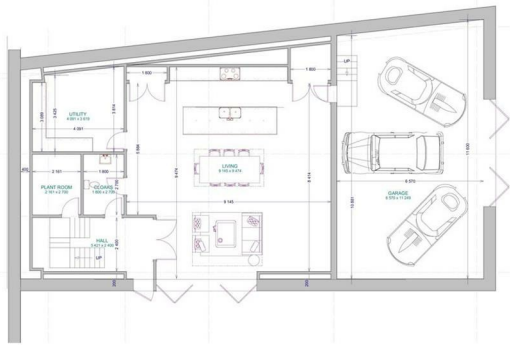
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#### PLANNING

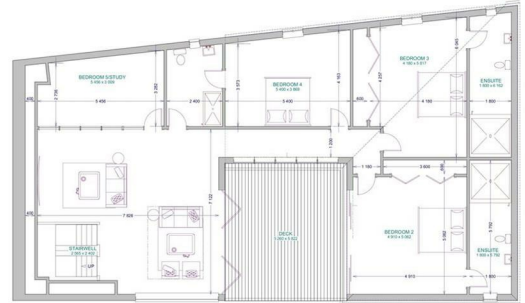
Full planning for this scheme was granted on 26th August 2015 by West Devon Borough Council, under application number 00980/2015. Copies of all of the relevant planning and technical documentation can be obtained from the West Devon Borough Council planning portal or by enquiry with Stags. Additionally, new plans have been submitted to the planning authority and are expected to be accepted in around 8-10 weeks.

#### SERVICES

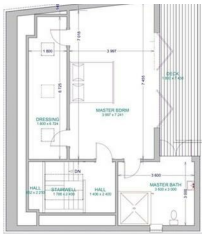
It is understood that mains water, electricity and drainage are connected to site. There is a gas pipe laid and so an option for gas heating exists, subject to connecting a new gas meter. The agents have neither inspected nor tested these services.



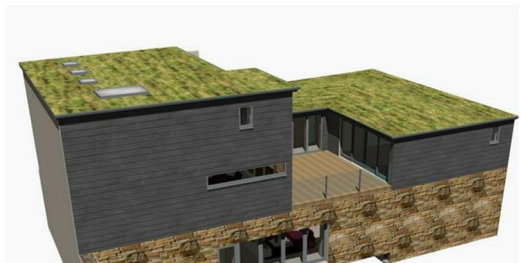
GROUND FLOOR 1:100 @ A3



FIRST FLOOR 1:100 @ A3



SECOND FLOOR 1:100 @ A3





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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