









A unique opportunity to acquire an area of land in a desirable edge of village setting in the South Hams, with potential for development of approximately 8/9 residential dwellings (subject to planning) with mains services nearby.

- Approximately 0.88 acres (0.33 hectares)
- Potential for residential development, subject to planning
- Within village development boundary
- Edge of village location
- Main electric, water and drainage available nearby (see services below)

### **DIRECTIONS**

From the centre of the village of Aveton Gifford, proceed past the shop on the left-hand side and the school on the right-hand side. Bear around to the right, following the road up the hill. Turn right at Pulleys Corner, following the road further up the hill towards Court Barton Farm, the land will be situated on the right-hand side.

What3Words location: fresh.drawn.companies

### **SITUATION**

Barton Meadow is situated on the north eastern edge of the small settlement of Aveton Gifford, near Kingsbridge, in the South Hams area of South Devon. It is within short range of many coastal hotspots, and is situated only 5 miles from the town of Kingsbridge, which hosts a vast range of shops, restaurants and other businesses.

### **DESCRIPTION**

Barton Meadow is an area of land extending to a total of approximately 0.88 acres (0.33 hectares), as approximately outlined in red on the site plan. The seller has been in discussion with the local planning authority, with a view to gaining planning consent for a residential development to include a shared communal driveway, integral garages and a stone-built car port, car parking provisions, bin storage and individual/communal garden amenity areas.

However, the sellers feel they have taken the site and plans to a stage where it now requires a

professional developer to take it forward to completion.

### **TECHNICAL PACK**

An electronic technical pack containing the following documents is available from the agents for buyers to peruse. Documents currently include:

1. Design and access statement
2. Architectural plans showing suggested layout
3. Further suggested layout plan
4. Tree survey

### **SERVICES**

Mains water, electric and drainage are nearby available for connection, subject to the appropriate utility's regulations.

It will be the buyer's responsibility to arrange for the services to be connected.

### **EXPRESSIONS OF INTEREST**

Expressions of interest are invited by the deadline date of 30th November 2022.

Subject to contract the seller would be willing to enter into a 2-year option agreement to allow the buyer to obtain planning permission for change of use of land to residential. Buyers may wish to offer an option fee as part of their proposal.

Alternatively, the seller may consider a proposal where the buyer purchases the land outright and

is not subject to obtaining planning permission.

### TENURE

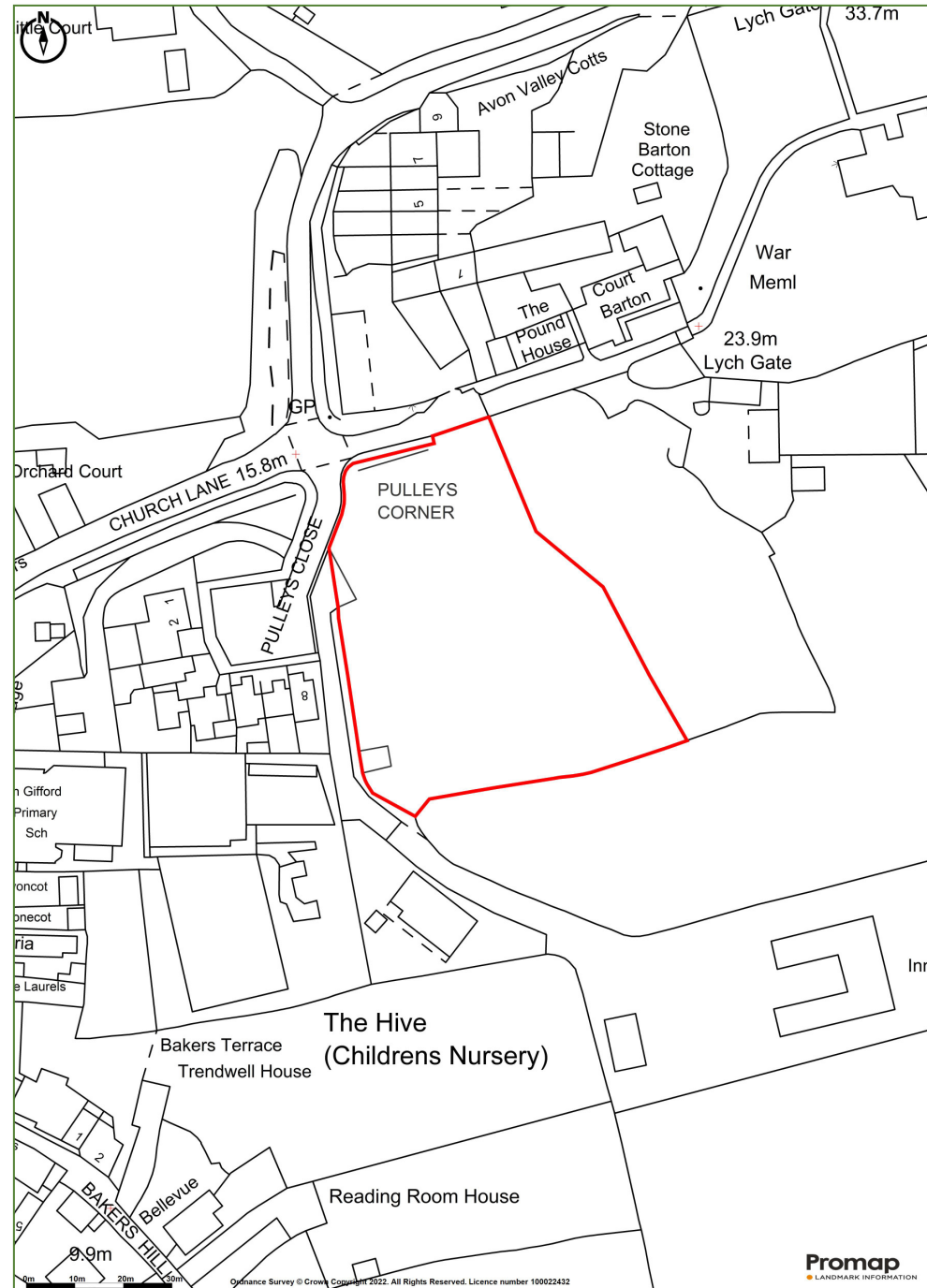
The land is held on a freehold basis with vacant possession being available in the event of a sale.

### GUIDE PRICE

£795,000

### VIEWINGS

All viewings to be arranged through the sole selling agents, Luscombe Maye, 62 Fore Street, Kingsbridge, TQ7 1PP . Tel: 01548 800176. Email: andrea.hack@luscombemaye.com



Farms & Land (K)  
62 Fore Street, Kingsbridge, Devon, TQ7 1PP

📞 01548 800183

@ kingsbridge@luscombemaye.com

🌐 luscombemaye.com

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