



Hilltop Plot 1

Hilltop Plot 1, Brixton, Plymouth, Devon, PL8 2AY

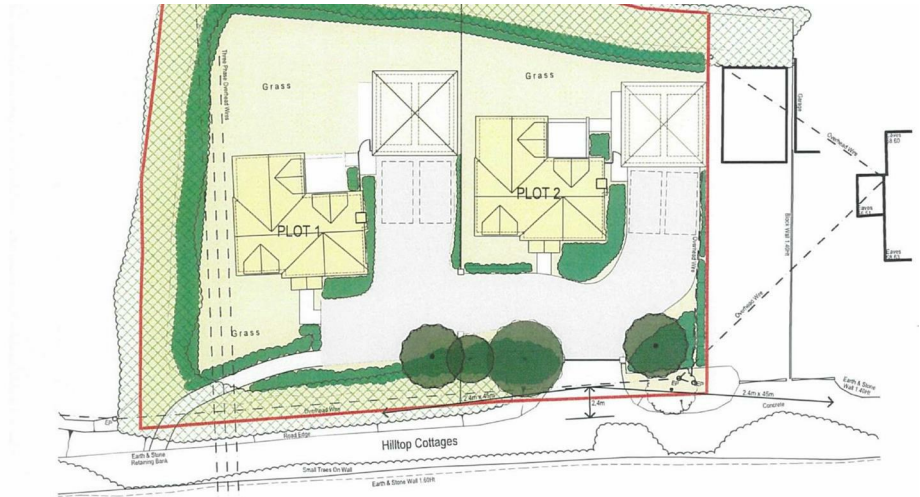


Plymouth City Centre 5 Miles
Liskeard 26 Miles
Exeter 41 Miles

A fantastic opportunity to purchase a self build plot situated in the popular village of Brixton.

- Large self build plot
- Outline Planning for two detached houses
- Village location
- Local amenities
- Good schools
- Regular transport links to city centre

Guide Price £180,000



SITUATION

This plot is conveniently situated in the popular village of Brixton with some of the finest beaches in South Devon close by and approximately 5 miles from Plymouth city centre where you can enjoy a wide choice of restaurants and bars, Drake Circus shopping centre, Theatre Royal and the historic Barbican and Plymouth Hoe.

Within Brixton there is a gallery/ village shop, St Marys church dating back to 15th century, a family restaurant, the CAMRA award winning Foxhound public house and a fish and chip shop. There is also a regular bus service.

There is also a good choice of schools including St Mary's Primary School that has an 'Outstanding' Ofsted report and Ladybirds preschool nursery. Brixton is within the catchment area for the very popular Ivybridge Community College.

Just south of Brixton is Kitley House Hotel, Otter Nurseries garden centre and farm shop. The very beautiful Saltram House estate owned by the National Trust is just over 3 miles away.

DESCRIPTION

The Hilltop Development is a self build plot with planning for two detached houses. Current planning for each plot is for a detached house with a large living room, open plan kitchen diner with separate utility room and study, family bathroom and master bedroom with an en suite.

SERVICES

Mains Gas, Mains Electricity and Mains Water connections located in lane next to site.

PLANNING PERMISSION

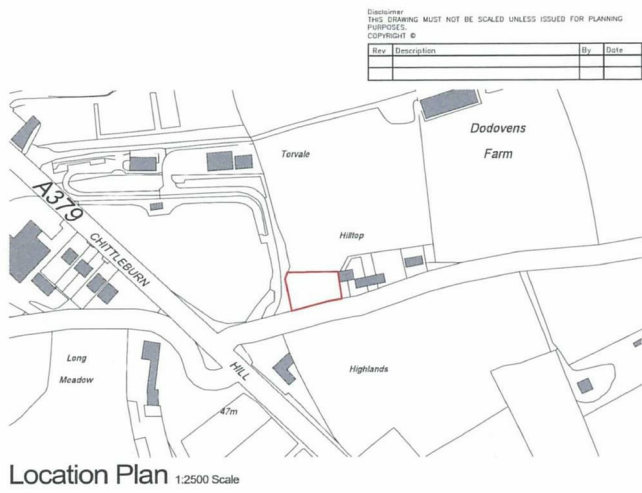
Outline Planning Permission was granted by South Hams District Council on 24 June 2019. (REF 2946/18/OPA). A copy is available from the agents. Please note there is a condition of the planning consent that the development shall not take place other than for the construction of self build dwellings.

LOCAL AUTHORITY

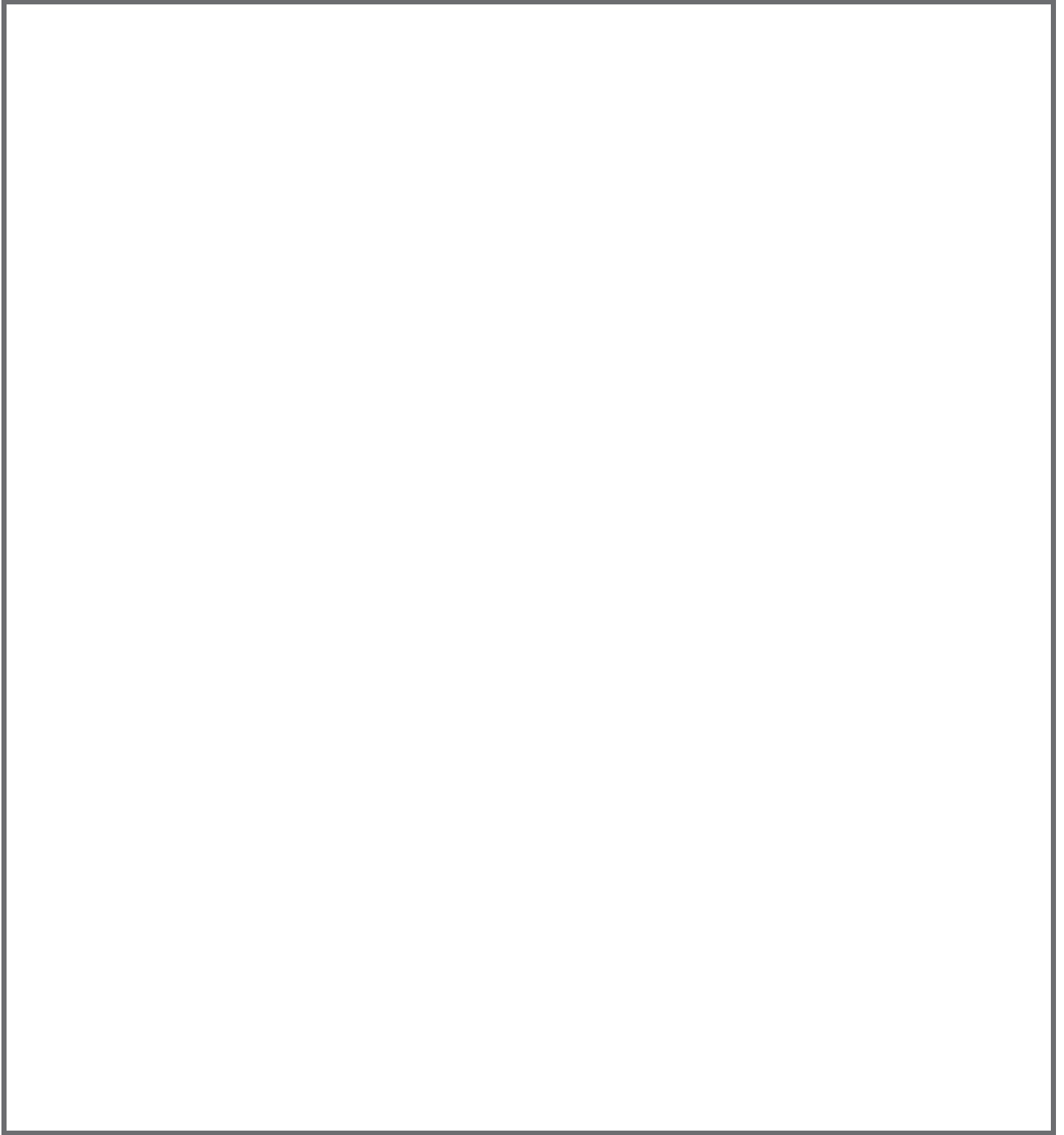
South Hams District Council.

DIRECTIONS

From Plymouth take the A379 Kingsbridge Road leading out of the City. Pass through Elburton proceeding towards Brixton. When reaching the outskirts of the village by the petrol station and garage Hilltop cottage lane will be approximately 200 meters on your left hand side. Once you have turned into the lane the plot is another 100 meters on your left.



Hilltop Plot 1, Brixton, Plymouth, Devon, PL8 2AY



These particulars are a guide only and should not be relied upon for any purpose.

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT



Energy Efficiency Rating		Current	Potential
(93-100) A	Very energy efficient - lower running costs		
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

England & Wales EU DIRECTIVE 2002/91/EC

01752 223933
plymouth@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London