



Site for 3 Homes at Daracombe Park Mile End Road,
Newton Abbot, Devon TQ12 1RW

An exciting opportunity to acquire a site with outline planning permission for three impressive modern dwellings, or suitable for one executive dwelling.

Newton Abbot (train station): 1.5 miles, A38 (Drumbridges): 3 miles, Torquay (sea front): 9 miles.

- Outline permission granted
- Reserved matters submitted in March 2025
- Approximately 1 acre site
- Gated residential area
- Three detached homes
- Freehold

Guide Price £425,000

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SITUATION

The property is situated in Highweek, within a desirable gated development with attractive communal green spaces providing a wonderful setting for this impressive home. Not only does the property have an idyllic location in its immediate surroundings, but it boasts excellent road links, via the A383 and to the A38.

Newton Abbot town centre is only a few miles away with its wide range of amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station, with main line links to London Paddington.

Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. Whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Positioned within an exclusive, gated development of high-quality, architect-designed homes, this exceptional site presents a rare and exciting opportunity for development. Outline planning permission has been granted for the construction of three detached dwellings, each with private driveways, ample parking, and generous gardens, offering the chance to create homes of real distinction.

Alternatively, the site may lend itself to the creation of a single, bespoke self-build residence, subject to the necessary consents, making the most of the space and setting to craft a truly unique home.

The development is nestled within one of Newton Abbot's most sought-after residential areas and already features an impressive mix of contemporary new homes and a beautifully restored original property. The secure, gated entrance and thoughtfully designed layout offer a sense of privacy and exclusivity, creating a desirable environment for future residents.

Whether you're a developer looking to bring a high-end project to life or an individual seeking the perfect setting for a dream home, this site represents an outstanding opportunity in a superb location.

PLANNING PERMISSION

Outline planning permission was granted on the 27th July 2022 via Teignbridge District Council. For more information on the existing planning permission, please visit Teignbridge Council's planning portal and search via the planning reference of 22/00237/OUT.

In March 2025, reserved matters were submitted to Teignbridge district council, more information can be obtained via the selling agent, or searching planning reference 25/00440/REM.

AGENTS NOTE

Prospective purchasers should be aware that the site is subject to a covenant stipulating a financial contribution to a third party, and beneficiary of the covenant, in the event that more than one new dwelling is constructed. Specifically, a fee of £47,500 is payable for each additional new dwelling beyond the first.

Given that the current outline planning permission allows for the development of three dwellings, a total covenant payment of £95,000 would be applicable should the scheme proceed as approved. This cost would be in addition to the purchase price and any other development costs, and should be taken into account when assessing the viability of the site.

Further details regarding the covenant and the terms can be obtained through the agents.

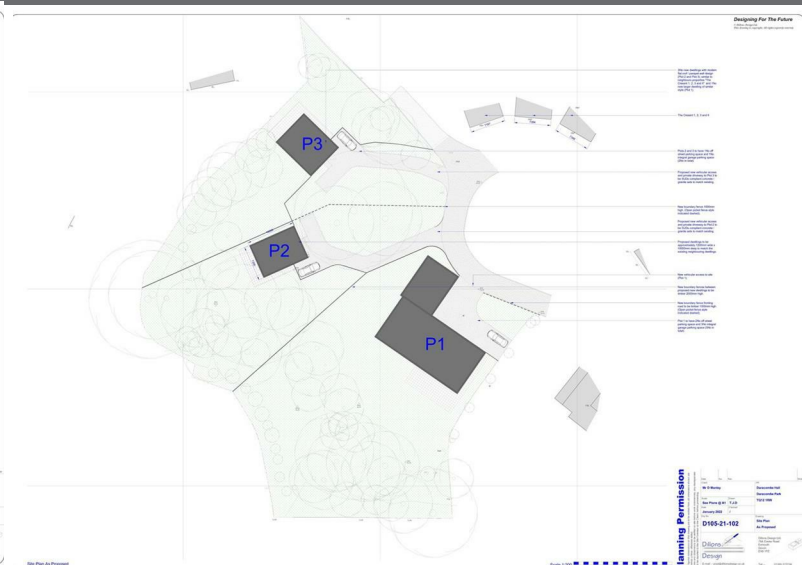
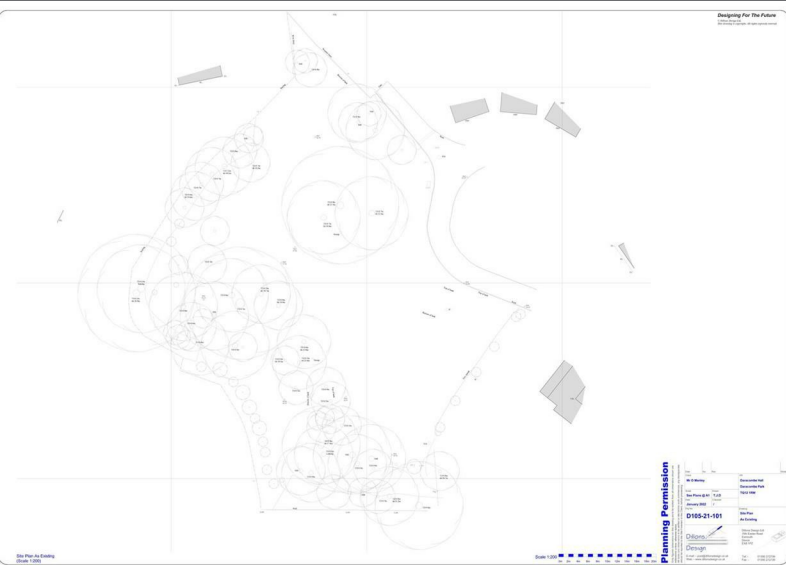
SERVICES

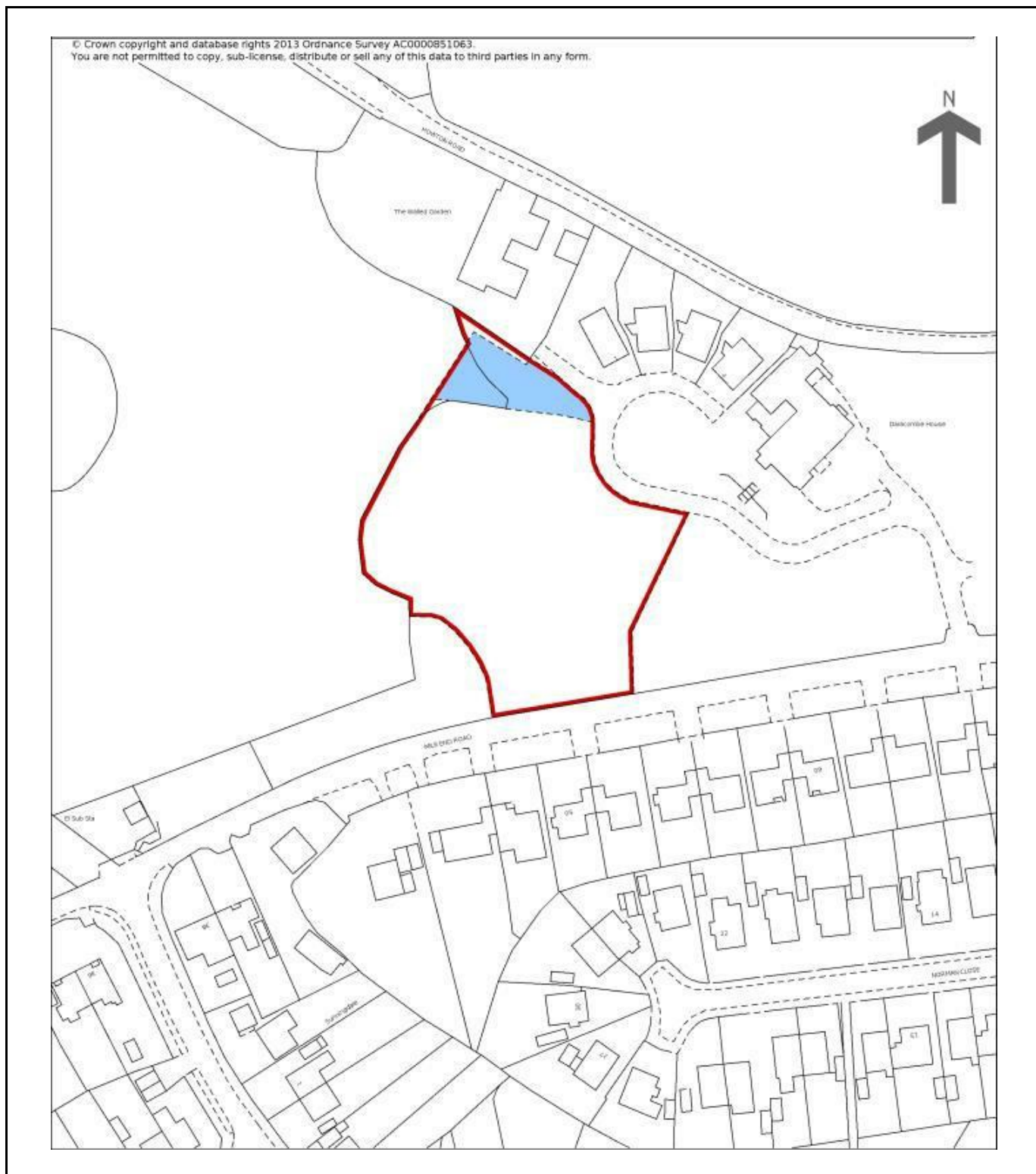
No services are currently connected to the site, investigation and implementation of services should be explored by interested parties. Ofcom advises that there is superfast broadband and mobile coverage via major providers is likely.

DIRECTIONS

From Newton Abbot proceed on to the A383 towards Ashburton passing Coombeshead Academy for 1 mile and turn right onto Mile End Road. Proceed for 125 yards and after the road widens and the gated entrance to Daracombe Park can be found on the left hand side. Once inside, follow the road around to the left and the site can be found on the left hand side.

What3Words: ///discussed.earth.really





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. Tenants 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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@StagsProperty



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (93 plus) A | | |
| (81-91) 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 | | |