



Ian Booker of AtelierH



Vine Orchard



Mothecombe beach 9 miles. Totnes 12 miles. Plymouth 15 miles.

Vine Orchard presents a fantastic opportunity to purchase one of seven custom/self-build plots in a prime, central location within the highly desirable village of Ugborough.

- Superb popular village location
- 7 plots, with mains electric, water and drainage to each plot
- Outline planning for 4 different house types
- Ability to change the design subject to planning
- Providing up to 2,360 sq ft of accommodation
- Rural and village views
- Freehold sale
- Tax Band: TBC

Prices From £225,000



SITUATION

Ugborough is a picturesque and historic South Hams village, nestled on the edge of Dartmoor National Park. At its heart is a charming village green, bordered by period cottages, a 12th-century church, and a welcoming community. The village benefits from a primary school, a popular pub, village hall, and regular local events, fostering a strong community spirit. Its location offers the perfect blend of rural living with excellent access to amenities – just a short drive from the A38, providing convenient links to Plymouth, Exeter, and beyond. The nearby town of Ivybridge offers a wider selection of shops, secondary schools, and a mainline train station.

DESCRIPTION

Each plot offers purchasers the chance to build the home of their dreams. Planning permission has already been granted for a variety of thoughtfully designed homes. However, buyers are welcome to revisit the planning process to amend the designs to suit their own requirements.

The plots are fully serviced with mains water, electricity, and drainage – all installed underground and brought to the side of each plot, ensuring easy connection for each purchaser. It is anticipated that homeowners may wish to use sustainable technologies such as air source heat pumps to heat their properties.

The architect Ian Booker of AtelierHB has designed four house types for the site: the Laxton, Ingestry, Alkmene, and Cortland. A full schedule outlining the approximate size and accommodation of each design is as follows:

Laxtons: 219 sq m - 2360 sq ft
Ingestry: 195 sq m - 2099 sq ft
Alkmene: 166 sq m - 1789 sq ft
Cortland: 112 sq m - 1206 sq ft

PLANNING CONSENT & RESERVED MATTERS

As part of the planning process, the reserved matters need to be logged and approved with the local council before commencing construction. The seller of the site has already logged these with the council. Full details of the planning approval and requirements can be found from South Hams District Councils web site, planning reference 3460/17/OPA

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454.

DIRECTIONS

what3words:
///works.extensive.cherubs

AGENTS NOTE

The vendor has sought the costs to provide the concrete slab/foundations for each house type and also budgeted costs for a water tight shell for each house type. These details can be passed to interested parties for their consideration. For further information, please view the development website www.vineorchard.co.uk

It is envisaged that each purchaser will become a director of a newly formed management company which will control maintenance of the shared areas.



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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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