



Luscombe Maye
Farms, Land & Smallholdings



PLOT FOR SALE

Number 1 Church Fields, Aveton
Gifford, TQ7 4LE

Guide Price £150,000

A rare opportunity to acquire a single plot (or a number of plots as may suit buyer's requirements), without planning consent for residential but situated within the village development boundary. Up to 8 plots available of varying sizes, to suit buyer's requirements.

- A chance to build your own home
- Elevated position with views
- Buyer to apply for planning consent
- Village location
- Mains services nearby

Full Description

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, past the church and the entrance to Church Fields will be found on the left hand side.

SITUATION

Church Fields is situated on the western edge of the village of Aveton Gifford, near Kingsbridge, in the South Hams area of South Devon.

DESCRIPTION

Church Fields is an area of land extending to a total of approximately 1.04 acres (0.42 hectares), as outlined in red on the site plan. This area has been divided into 8 plots to give buyers the opportunity to build their own property.

Buyers would need to gain their own planning consent.

The area of this plot (numbered 1 on the site plan) extends to some 3,551 square feet (330 square metres).

The site plan is a sketch plan purely for illustration purposes and not to be relied on for any purpose whatsoever.

OTHER PLOTS

The other plots for sale and their areas are briefly as summarised below:-

Plot 2 - 310 m2

Plot 3 - 370 m2

Plot 4 - 270 m2

Plot 5 - 520 m2

Plot 6 - 320 m2

Plot 7 - 360 m2

Plot 8 - 560 m2

SERVICES

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

Subject to the interest received it will be the buyer's responsibility to arrange for the services to be installed to the plot (s).

EXPRESSIONS OF INTEREST

Expressions of interest are sought in relation to the plot or combination of plots as may suit buyer's requirements.

Subject to planning offers may be considered but offers without such a condition (in whatever form that may take) may be more attractive to the seller.

Depending on the level of interest received the seller reserves the right to seek highest and final offers for each of the plots or combination thereof by a deadline date.

SELF-BUILD EXPLAINED

Self-build, as the name suggests, involves buying a plot with or without planning permission and masterminding the whole build, whether it be literally building the home oneself to project managing the various trades to collectively build your new home.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Self-build plot buying may also purchase just the plot and then employ a larger contractor to build the home to specified plans.

Central Government via the Treasury have also created some incentive breaks for those who want to self-build. These take the form of negating VAT on materials and labour for the construction of a self-build to dropping the normal tax (CLL), normally payable on all new homes.

PURCHASE PRICE

A £1,000 non-refundable reservation fee will be required to be paid to the agents to reserve a plot.

Exchange of contracts will be required within six weeks' of the buyer's solicitors receiving the contract from the vendor's solicitor and completion of the plot sale to be within 14 days of exchange of contracts.

Buyers will be given 36 months in which to complete the build.

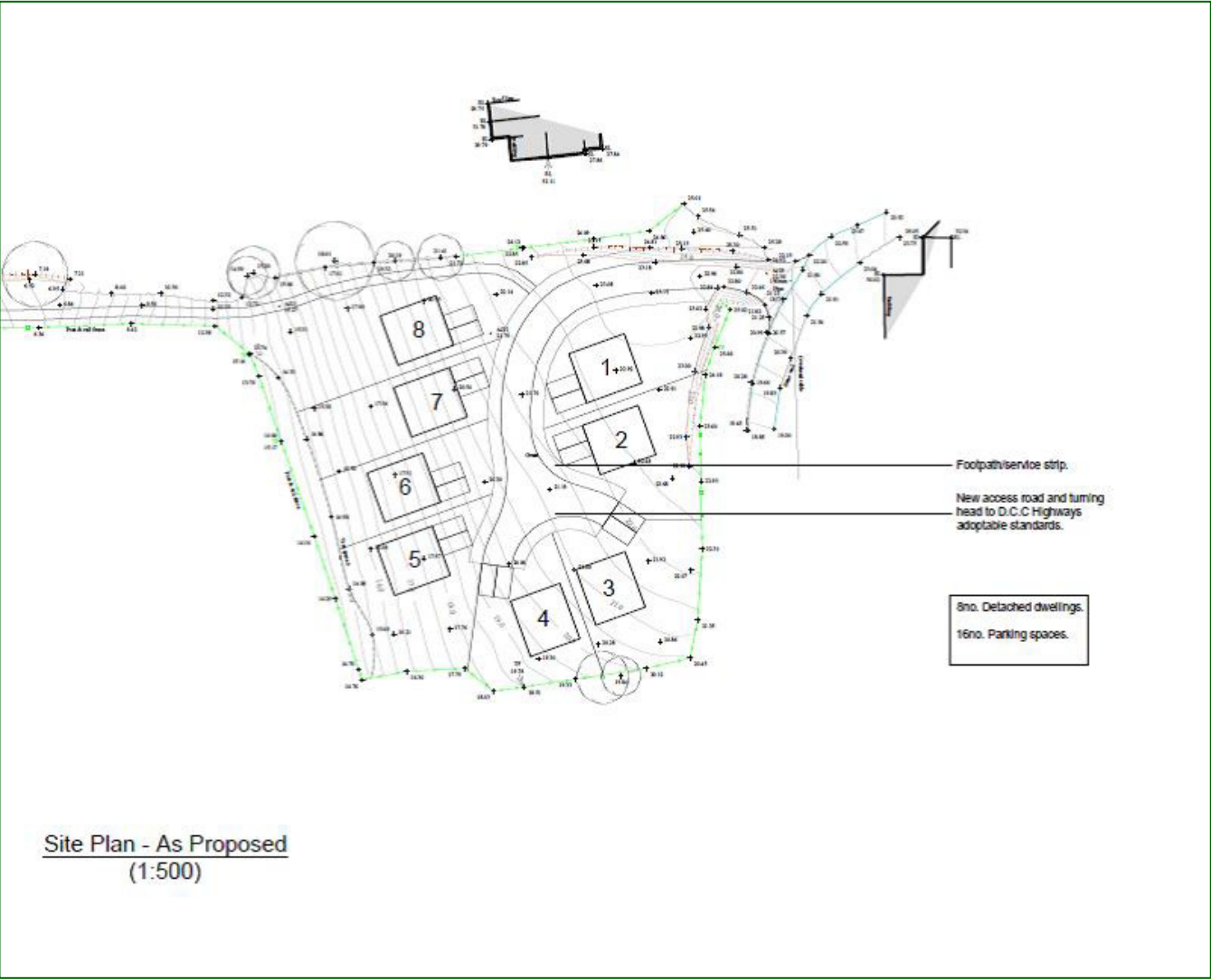
GUIDE PRICES

- Plot 1 - £150,000
- Plot 2 - £150,000
- Plot 3 - £120,000
- Plot 4 - £100,000
- Plot 5 - £135,000
- Plot 6 - £100,000
- Plot 7 - £110,000
- Plot 8 - £135,000

Total £1,000,000

VIEWINGS

All viewings to be arranged through Luscombe Maye, 62 Fore Street, Kingsbridge TQ7 1PP. Tel: 01548 800176.



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