

Capton, Dartmouth, TQ6
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Guide Price £725,000



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Development Opportunity

Class Q Planning Permission

Four Residential Units

Rural Location

Edge of the Hamlet Capton



SITUATION

The Hamlet of Capton is located on the outskirts of Dartmouth, surrounded by open countryside.

The ancient town and deepwater port of Dartmouth is set in a picture book location, on the picturesque River Dart, with steep wooded hillsides on either side. Dartmouth's main Embankment is a promenade running the length of the town alongside the estuary. The town has a wide selection of bistros, restaurants, boutiques and specialist shops lining its narrow streets with their long flights of winding steps and intriguing medieval buildings. There is a strong and historic atmosphere and some its buildings are very old - The Cherub pub and Agincourt House are both 14th century buildings, the timber Butterwalk arcade dates from the 1630s and the Cobbled Bayards Cove has changed little since 1539. There are plenty of opportunities for sailing and fishing and the South Hams' lovely rolling countryside and excellent beaches are within immediate reach.

DESCRIPTION

A fantastic opportunity to acquire a large barn with Class Q planning permission to convert into four residential dwellings, each with footprint area 96 m2.

Class Q planning approval has been granted by South Hams District Council for the conversion into residential dwellings with reference 1034/21/PDM.

It has also been recognised, in the Appeal decision *Mansell v Tonbridge and Malling BC* [2017] EWCA Civ 1314, that since a Class Q approval has been secured, this is a material planning consideration and can be used as a fall-back position for a future application for a replacement dwelling on the site of the Barn. This, therefore, means that there is an opportunity for prospective purchasers to submit an application for an architecturally-designed dwelling to replace the Barn on the site.

Totnes
59 Fore Street, Totnes, Devon, TQ9 5NJ

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SERVICES

Connection to amenities including electricity, water and telecoms in close proximity to the site.

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE.
Tel: 01803 861234. www.southhams.com

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920
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