

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

Building Plot

DRN 00000

2 Bedroom Bungalow, Totnes Road, Paignton TQ4 7AX



A self-build, detached 2-bedroom, single story bungalow, on a quiet, secluded and elevated position.

Offers in the Region of £185,000

Contact Newton Abbot Rural Department:
Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: land@rendells.co.uk

Building Plot, Totnes Road, Paignton TQ4 7AX

Situation:

The property is situated within the parish of Collaton St Mary, 2 ½ miles west of Paignton and 4 miles from Torquay.

Description:

A self-build opportunity with full planning permission P/2017/0116 granted on the 23rd August 2019. The land is registered under a title number DN 669329. The granted design and plans are for a single story two bedroom detached bungalow situated upon an elevated position with private driveway and parking.

Access:

Access is directly off the public highway known as Totnes Road A385 with direct access and an off-road parking area for two vehicles.

Schedule of Land:

SX Map Sheet	Field No	Description	Size (Acres)	Size (m2)
SX8559	4589	Building Plot	0.27	1080
Total Area			0.27	1080

Services:

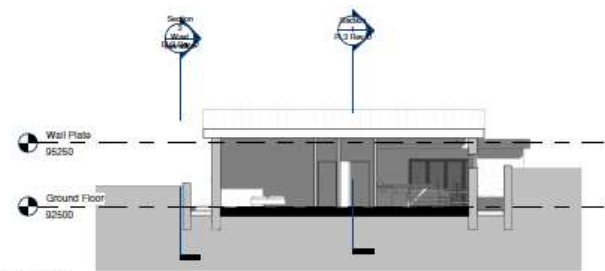
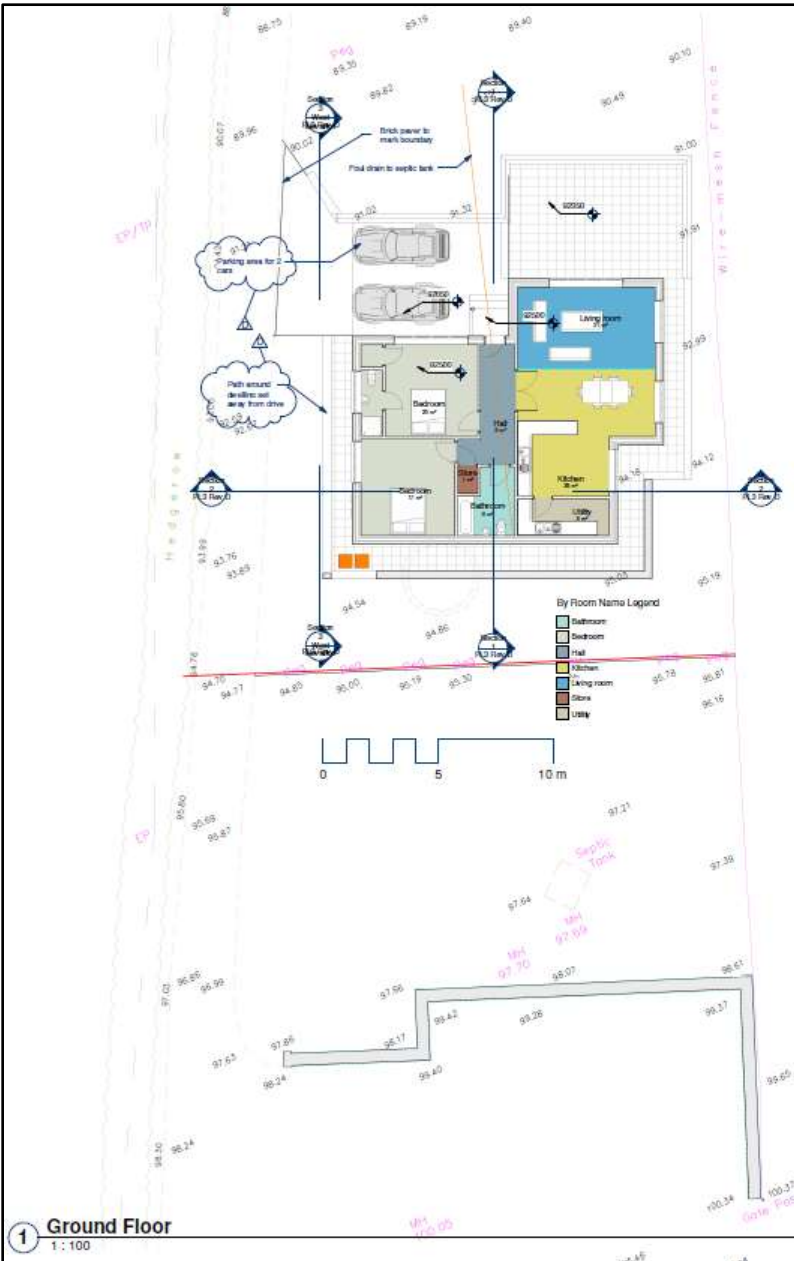
Services to the property are close-by and rights for installation have been reserved. (see TP1)

Wayleaves, Rights & Easements:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of sale whether they are mentioned in these particulars or not.



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Tenure:

The property is freehold with vacant possession. Title No. DN669329

Local Authority:

Torbay Council, Town Hall, Castle Circus, Torquay TQ1 3DR Tel: 01803 201201

Viewing:

Viewings by appointment only. Rendells Rural Department - Newton Abbot Office (01626) 353881 or email: land@rendells.co.uk

Plan:

The sale plan has been prepared from the Land Registry Title Plan DN669329 and is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

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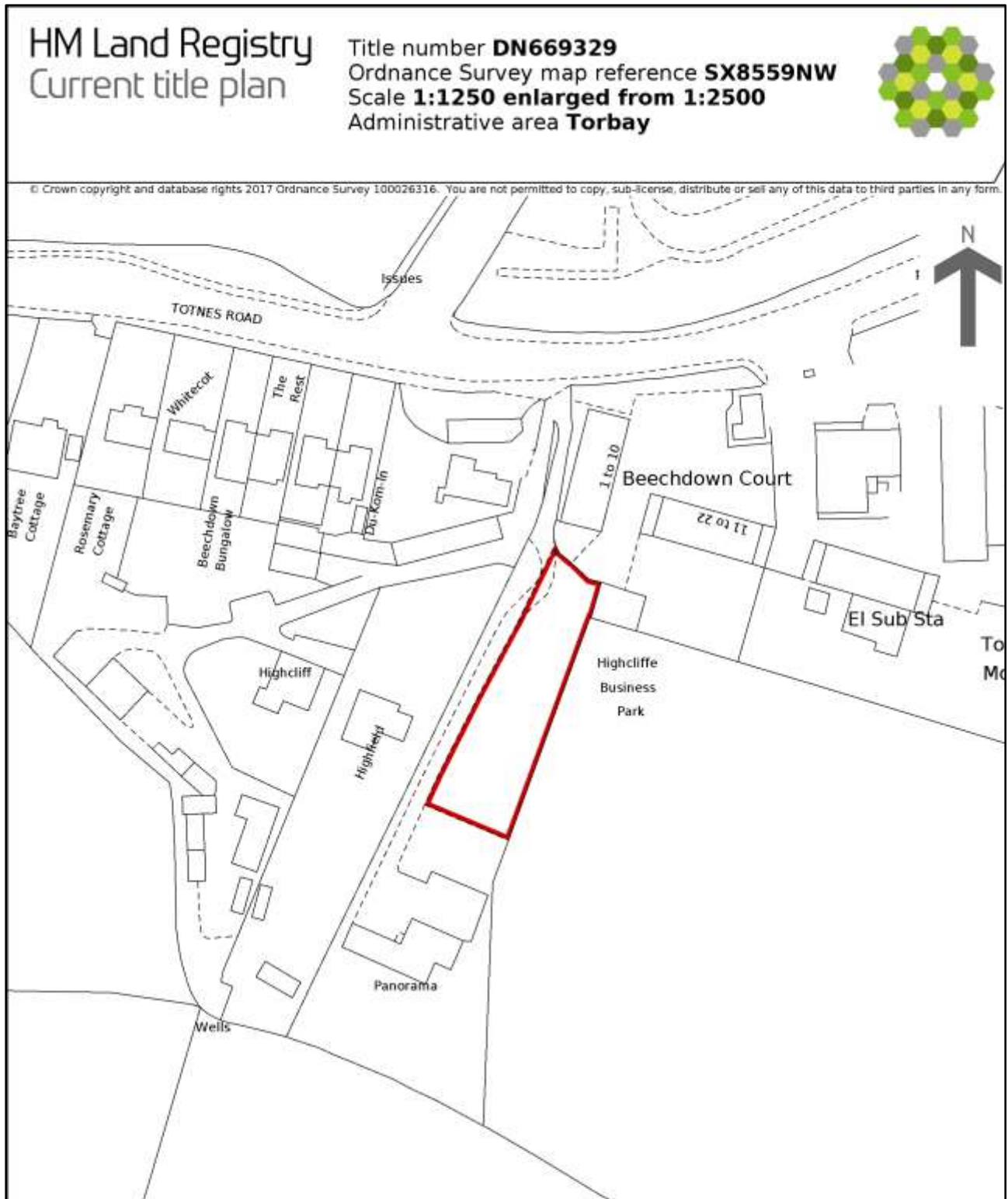
Directions

From Rendells 13 Market Street continue out onto the A380 to Torquay and merge onto the A380 to Paignton. Continue across the roundabouts until you come to the large interchange of traffic lights. Turn right onto Totnes Road A385 heading towards Totnes. Continue for a mile and turn left just past Beechdown Hotel and before the Jaguar garage. The private driveway will lead up to the site. A Rendells sales board will be at the entrance of the driveway.

Health & Safety:

Applicants/purchasers enter and view the property entirely at their own risk and no responsibility is accepted by the vendors or the agents for the purchasers/applicants whilst on the property.

Sales Plan:



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Location Plan:



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Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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