

GREYSTONES BUILDING PLOT SANDHILLS ROAD

FOR SALE BY AUCTION



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

GREYSTONES BUILDING

FOR SALE BY AUCTION UNLESS PREVIOUSLY SOLD

An incredible and rare opportunity to acquire a building plot with full planning permission 0723/23/FUL, enjoying stunning views in a highly desirable Salcombe setting. This exceptional plot offers consent for the construction of a magnificent and substantial four-bedroom residence in a prime position, with far-reaching views across the Salcombe Estuary and beyond.

METHOD OF SALE

The property will be offered for sale at TBC subject to a reserve price on the TBC. Unless previously sold.

DEPOSIT

A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Salcombe Office, 01548 844473, salcombe@marchandpetit.co.uk, or from the vendors solicitors Wansbroughs LLP, 01380 733300, christopher.ware@wansbroughs.com

BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION

To be agreed.

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.
<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

VIEWINGS

Strictly by appointment with the vendors sole agents, Marchand Petit, Salcombe, 01548 844473



PROPERTY DETAILS

Property Address

Greystones Building Plot, Sandhills Road, Salcombe, TQ8 8JP

Approved plans to include:

- Accommodation: Four generous double bedrooms, three with en-suite facilities, with six bathrooms in total, plus ancillary accommodation garden room/office/shower room
- Living Spaces: A vast open-plan kitchen, dining and family area opening onto a full-width, south-facing terrace, alongside a separate lounge
- Internal Area: Approximately 386 sq m (4,155 sq ft), arranged over three light-filled floors
- Design: Striking contemporary architecture by Harrison Sutton & Partners, featuring expansive glazing, crisp render, and natural stone detailing
- Outdoor Space: Beautifully landscaped gardens, a large entertaining terrace, a rooftop viewpoint enjoying 180° estuary and coastal vistas, and garden store
- Parking: Integral double garage plus additional driveway parking for several vehicles
- Eco Credentials: Designed with sustainability in mind, including high-performance insulation, energy-efficient glazing, and provision for low-carbon technologies such as solar PV, heat pump systems, and rainwater harvesting
- Location: Quiet Sandhills Road position — a short stroll to North Sands beach, the Winking Prawn restaurant, and the scenic South West Coast Path, with an easy, level walk into Salcombe town.

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles (distances are approximate)

Authority

South Hams District Council

Directions

On entering Salcombe via the A381 from Kingsbridge, go straight ahead at the first crossroads by the telephone box and follow Main Road around the side of the hill. At the next junction, turn right into Sandhills Road. Greystones building plot will be found immediately on your right-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.
Tel: 01548 844473.





IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. 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 any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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Kingsbridge
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Modbury
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Newton Ferrers
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Salcombe
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Totnes
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Lettings
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