



Consented
development
opportunity

Land at Petersfield Close, Higher Compton, Plymouth, PL3 6QP

Key highlights

- Planning approved for 4 new build dwellings
- Planning Application 22/01994/FUL
- Development will deliver sustainable, high quality family homes
- Popular residential location
- Woodland to east of the development.
- Walking distance to shops, post office, pub, convenience shop and petrol station

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Site overview

The proposal comprises four detached dwellings with driveways, garages, and private gardens, together with the construction of a vehicular access road from Petersfield Close. Plot 4 is proposed to be constructed as a self-build dwelling.

Location

The development site is situated in the popular residential area of Higher Compton. To the east of the site is an area of woodland, which is located to the north of Efford Cemetery and Crematorium. This area is designated as City Green Space in the Plymouth and Southwest Devon Joint Local Plan (JLP) and is a biodiversity network stepping stone site. The designation falls entirely outside the boundary of this application site. The site is within close proximity of bus stops along Eggbuckland Road, with services that connect to Plymouth City Centre, and is within walking distance of the local amenities at Higher Compton local centre, which include convenience shops, a post office, a bakery, hairdressers and pubs.

Planning Status

The development will attract CIL. Details of the process can be found on the local planning website <https://www.plymouth.gov.uk/community-infrastructure-levy>

Technical information



Method of sale

The site featured in these particulars is for sale by informal tender. All proposals for the purchase of the land shall be submitted to Matt Minett at Lang Town & Country Land and New Homes. Guide price: £490,000.

Viewing arrangements

The site is viewable by appointment only. Please get in touch with Matt Minett at Lang Town & Country Land and New Homes to book an appointment or if you have any questions about the site.

what3words

fresh.occupy.looked

Timings

The method of disposal is by unconditional sale and therefore the vendors are open to offers outside of an informal tender process. As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. Within any written offer, can you please outline your proposals with timings.



Site plan



House A - Floor 1 & 2



House A - Floor 3



House B - Floor 1 & 2



House B - Floor 3 & 4

HOUSE A

- Plot 4
- 310.9m² GIA



front elevation



side elevation



rear elevation



side elevation



3D view

design development
chartered architects

PROPOSED DEVELOPMENT - SITE ADJACENT TO PETERSFIELD CLOSE
PLANNING SUPPORT DRAWINGS
HOUSETYPE A - PROPOSED ELEVATIONS
CLIENT: MR & MRS COTTENHAM
SCALE: 1:50 @A1
AUTHOR: DDT
CHECKED: SPA
DATE: MAR 2022
DRAWING NO: 1396-942-1300

PLANNING

House A - Elevations

HOUSE B

- Plots 1 - 3
- 295.2m² GIA



front elevation



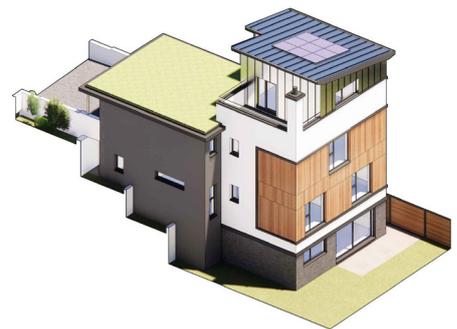
side elevation



rear elevation



side elevation



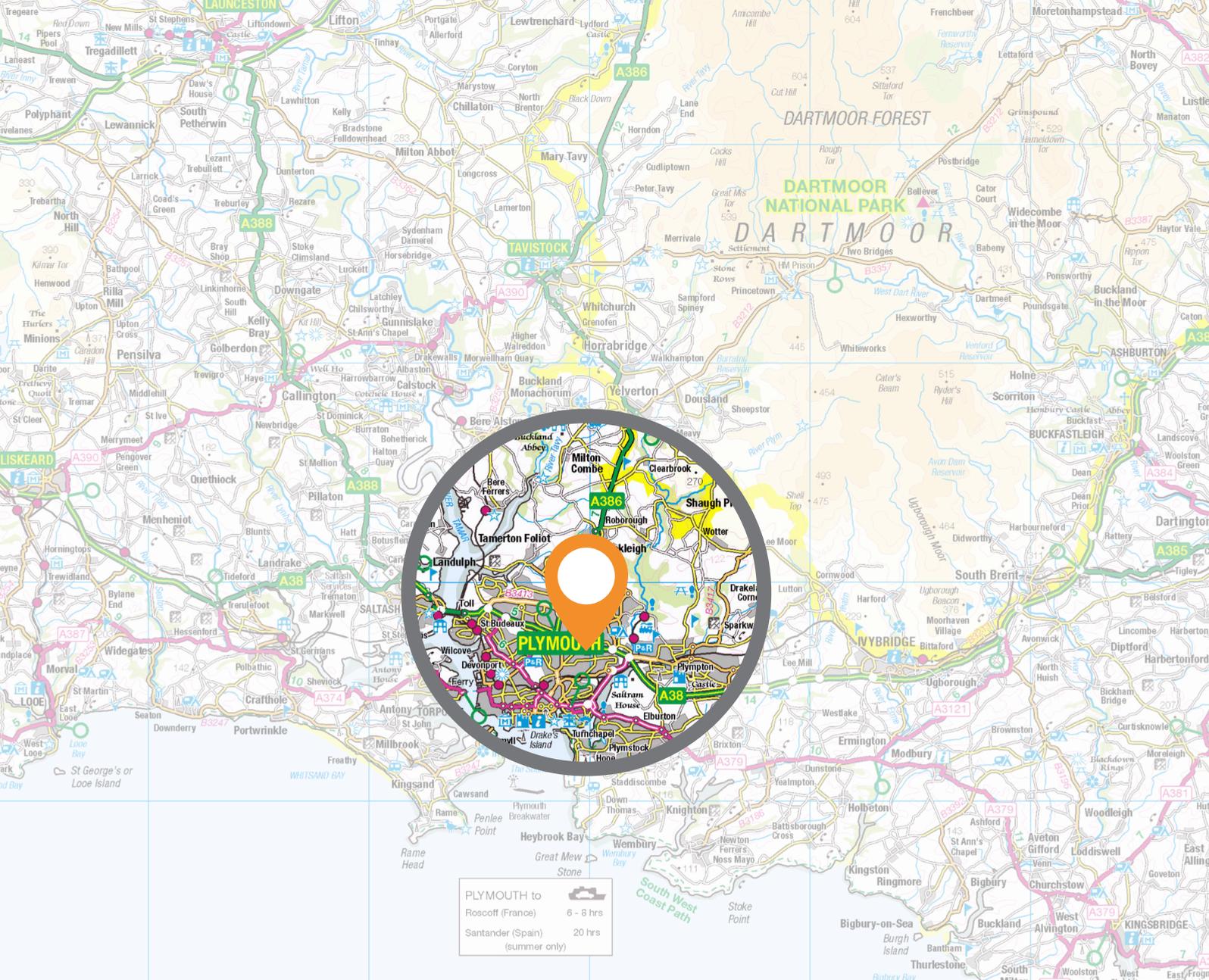
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PLANNING

House B - Elevations



PLYMOUTH to  6 - 8 hrs
 Roscoff (France)
 Santander (Spain) 20 hrs
 (summer only)



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For further information or to arrange a site visit, please get in touch today:



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 Director

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The architectural design of the scheme / houses was produced by Design Development Limited