



Reserved Matters planning for a self build plot at Oakdene, Fore Street, Lifton, Devon, PL16 0BX

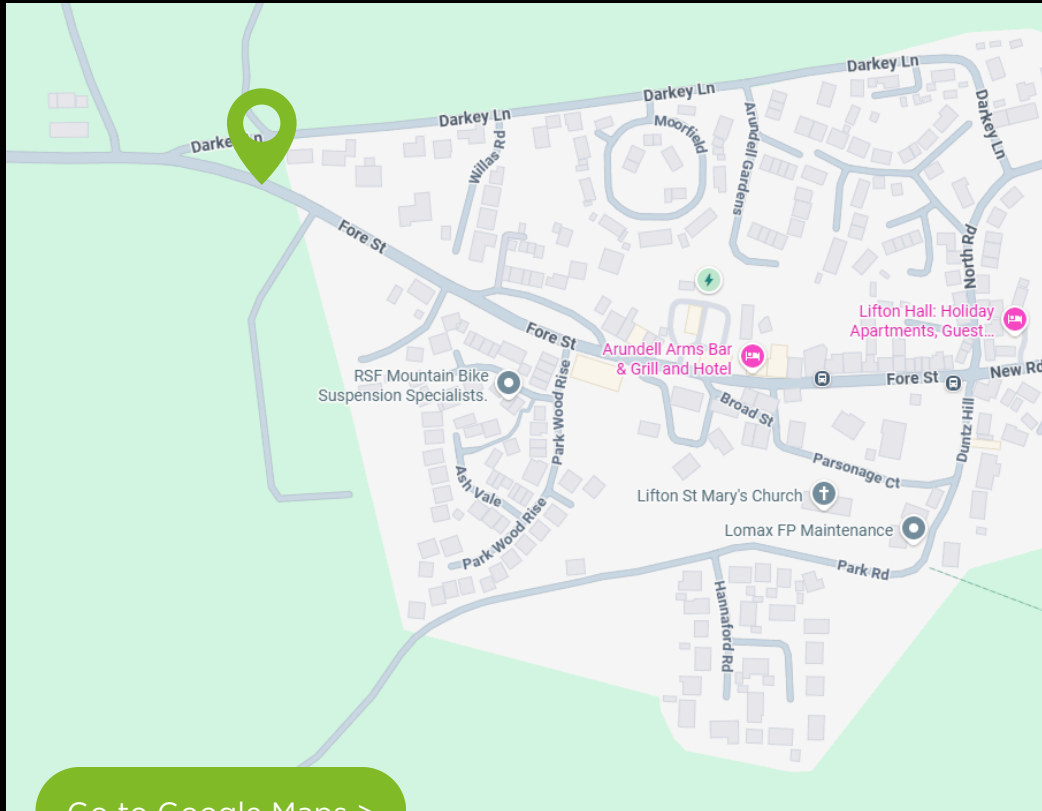
Guide price £120,000

SMITH/WHITE

complete.

thoroughly good property agents

Self build plot at Oakdene, Fore Street, Lifton, Devon, PL16 0BX



[Go to Google Maps >](#)



Want to know more?

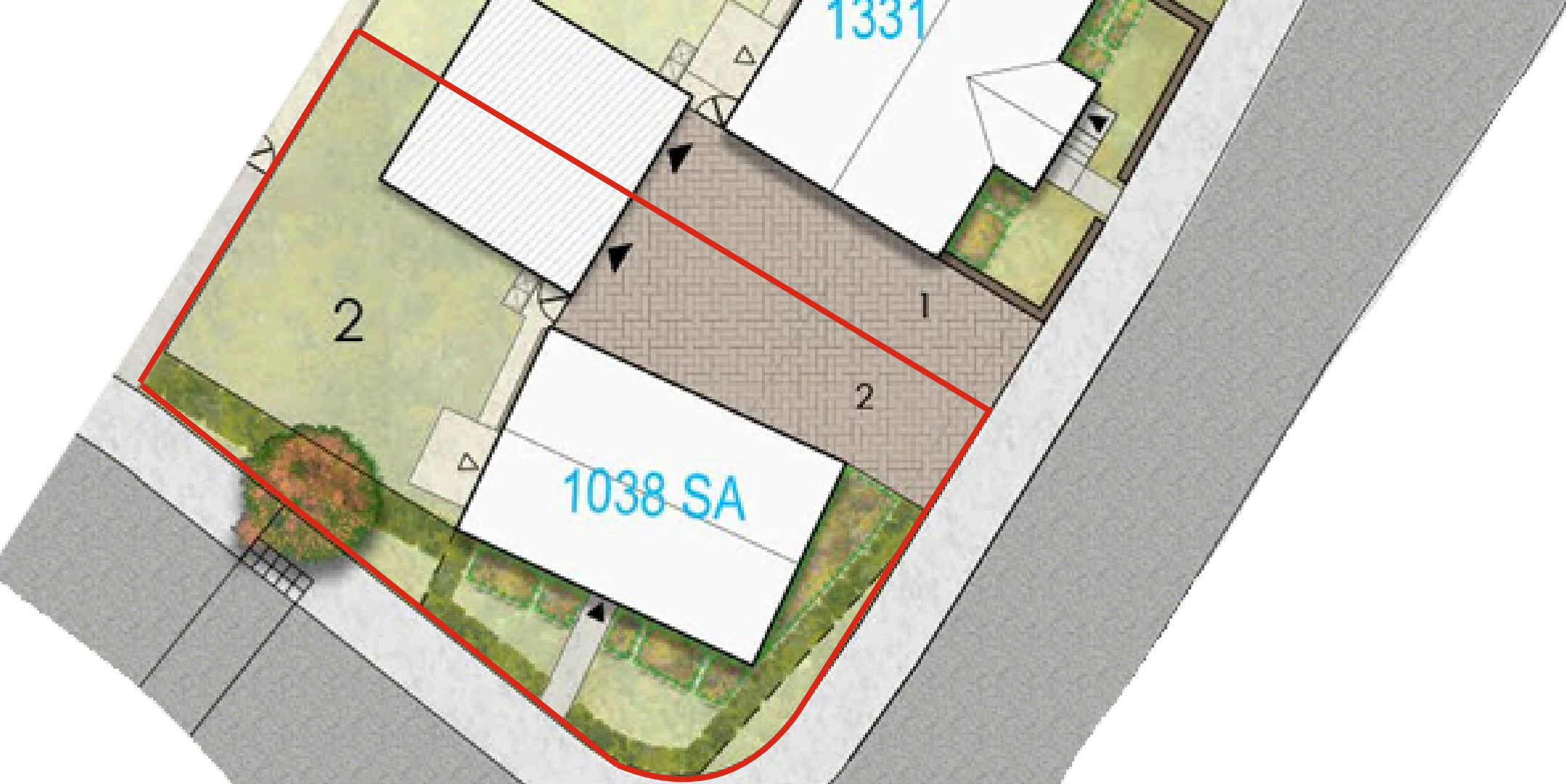
If you have any questions or would like to know more about this plot get in touch with Will Smith at Smith White Ltd.

01392 691357 | 07977 446 274

will@smithwhite.co.uk | hello@smithwhite.co.uk

TABLE OF CONTENT

- 1 Site location >
- 2 The site >
- 3 Planning >
- 4 Section 106 & CIL >
Affordable housing >
- 5 Further technical information >
- 6 Elevations and Floor Plan >
- 7 Viewing >
Method of sale >



The Site

A single self-build plot with full planning permission for a 3-bedroom detached home measuring approximately 1038 square feet, the site extends to approximately 0.05 of an acre and is located in Lifton, which is a sought-after Devon village situated close to the Cornwall border, offering a blend of rural charm and everyday convenience. Surrounded by attractive countryside and farmland, the village provides a peaceful setting while still being well connected, with easy access to the A30 for routes towards Exeter, Okehampton and Cornwall.

The village itself has a good range of local amenities including a well-regarded primary school, village shop and post office, farm shop, popular pubs and restaurants, and a doctors' surgery in nearby Liftondown.



Planning

[Click here to view the planning portal](#)

The plot has full detailed planning which was past as part of the major application for the site. The garage for the plot has been built and is currently being used as part of the sales centre which will be returned to a single garage prior to completion.

We are informed by the sellers that all main services are available to connect to and are in the road adjacent to the plot. Buyers to satisfy themselves of service connections prior to completion. Please come back to the selling agents with any specific questions relating to either the planning or service connections.



Cil

The sellers have informed us the site does not attract any CIL on this occasion.

Section 106

All section 106 liabilities are the sellers responsibility.



Further Technical Information

We have collated a data folder of further technical information which includes:

- Elevations
- Floor Plan
- Location plan
- Planning Layout
- Conveyance Plan
- Solar PV Plan
- Architectural
- Engineering
- Landscape
- Services
- Structural

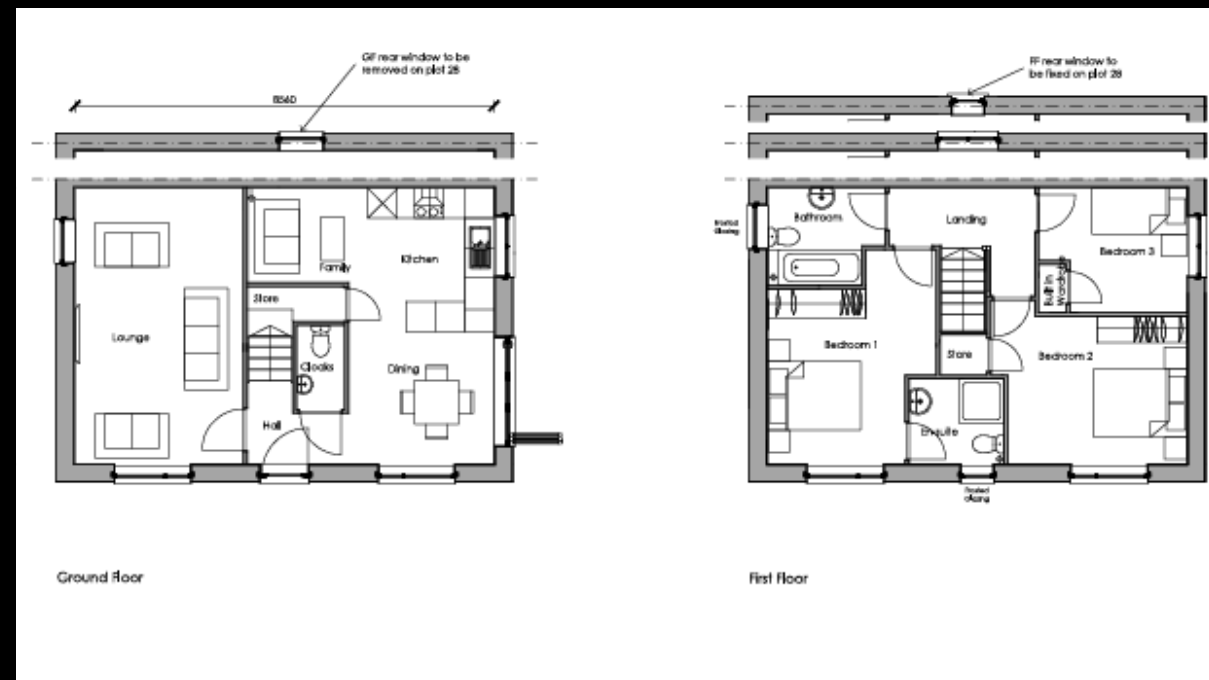
Assumptions for the buyer to understand:

- The house foundations have been excavated and concrete poured. The foundations have then been covered over with the Sales carpark formed above.
- The primary private drainage is installed with spurs coming out from manholes allowing the plot drainage to connect into that when the house build commences.
- Plot services haven't been taken into Plot 2 from the pavement; so the buyer will need to connect in electric, fibre & water to the house.
- The garage structure has been built, and the seller will complete the works to the double garage once Sales have finished using it as an office.

[Click here to view the data folder](#)

Elevations

Floor plan



Further sales information

The site is viewable by appointment only. Please get in touch with Will Smith at Smith White to book an appointment or if you have any questions about the site.

Method of Sale

The site featured in these particulars is for sale by private treaty. All proposals for the purchase of the land shall be submitted to Will Smith at Smith White Limited.

Want to find out more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Smith White Ltd.

SMITH/WHITE LTD.



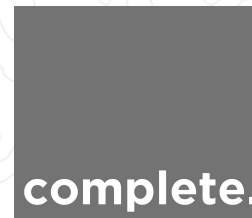
01392 691357



hello@smithwhite.co.uk



@smith_whiteltd



thoroughly good property agents



01392 422500



exeter@completeproperty.co.uk

Our note. For clarification we have prepared these sales particulars as a general guide. If there are any important matters which are likely to affect your purchase decision, please contact us. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Smith White has the authority to make or give any representation or warranty in respect of the plot. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the plot. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your transaction.