



Plot 3 Fairfield, Ashcombe Road, Dawlish  
£365,000





## Plot 3 Fairfield, Ashcombe Road

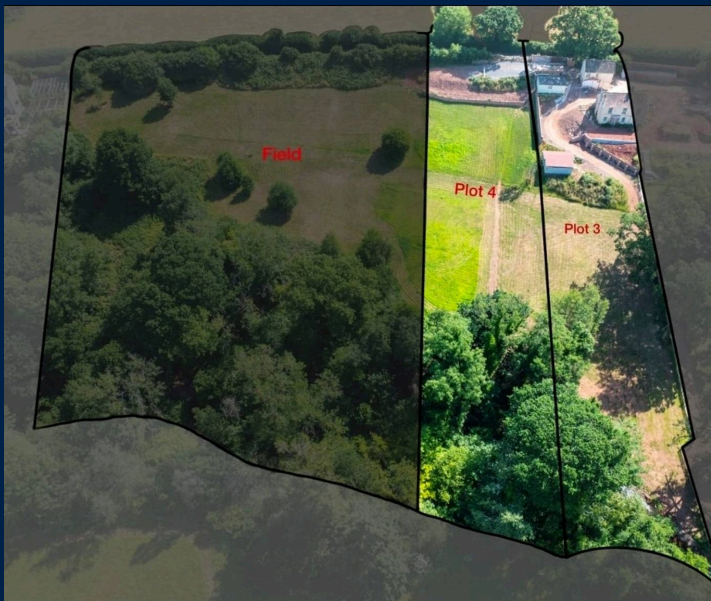
Dawlish

Council Tax band: E

Tenure: Freehold



- AN EXCLUSIVE, EDGE OF VILLAGE, DEVELOPMENT OPPORTUNITY, TO CONSTRUCT A 5-BEDROOM, DETACHED PROPERTY WITH FULL PLANNING PERMISSION
- A COASTAL, LIFESTYLE ESTATE SELF-BUILD OPPORTUNITY IN A PRIME RESIDENTIAL LOCATION
- SET IN APPROXIMATELY 0.73 ACRES WITH ADDITIONAL OPTIONS AVAILABLE TO INCREASE TO 4 ACRES OF PRIVATE, PEACEFUL, UNSPOILT COUNTRYSIDE LANDSCAPE
- OVERLOOKING THE LUSCOMBE ESTATE AND WITHIN EASY REACH OF THE GRADE I LISTED CASTLE
- SOUTH-WEST FACING WITH STREAM FRONTAGE AND SOME OUTBUILDING
- WITHIN A MILE OF DAWLISH TOWN, SEAFRONT AND MAINLINE RAILWAY STATION
- UNIQUE DEVELOPMENT OFFERING A RARE CHANCE TO CREATE A PRIVATE, LIFESTYLE RETREAT
- BUILD PACKAGE WITH HIGH SPEC FINISH IS AVAILABLE FROM A RENOWNED LOCAL BUILDER
- OPPORTUNITY OF SELECTING THE FIXTURES AND FITTINGS



An exclusive, edge of village, development opportunity, to construct a 5-bedroom, detached property with full planning permission, Fairfield is a coastal, lifestyle estate self-build opportunity in a prime residential location. The property is set in approximately 0.73 acres with additional options available to increase to 4 acres of private, peaceful, unspoilt countryside landscape overlooking the Luscombe Estate and within easy reach of the Grade I listed castle. South-west facing with stream frontage and some outbuilding within a mile of Dawlish town, seafront and mainline railway station. The property is the largest of only three new properties on this site, this unique development offers a rare chance to create a private, lifestyle retreat. A build package with high spec finish is available from a renowned local builder, along with the opportunity of selecting the fixtures and fittings.

#### TITLE, FEATURES AND DESCRIPTION

This residential development opportunity occupies the site of the former Fairfield guest house, to the western side of Dawlish town centre, the rural site extends to approximately 0.73 acre and sits within a short, almost level distance, from the seaside town of Dawlish.

#### PLANNING

Teignbridge District Council granted planning permission, reference: 26/0068FUL, on 19th June 2026. The consent is permission in principle for the demolition of the existing cottage and construction of a new detached dwelling. The purchase will include the demolition and clearing of the above cottage, the accommodation offers internal dimensions approaching 2,800sqft (260sqm) over 3 floors, the indicative layout will allow the purchaser to design their dream home in this convenient and highly sought after location. Access to the site will be along the Ashcombe Road approximately 300m from the outskirts of Dawlish.





## SERVICES

Buyers are recommended to make their own enquiries on the relevant service providers. However, the seller has confirmed that the mains electricity and water are alongside in Ashcombe road and the foul and water connections are already provided to the site and are subject to maintenance contributions.

## CIL

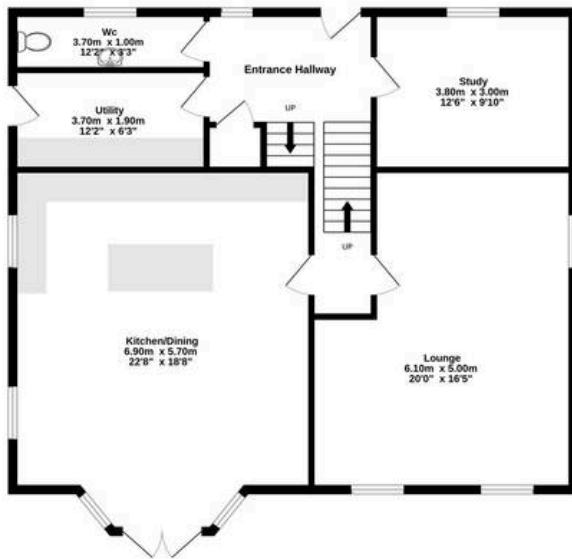
The purchaser will have the liability to pay CIL unless the development is self-build, details for the cil cost is on the TDC website.

## OPTION TO PURCHASE ADDITIONAL LAND

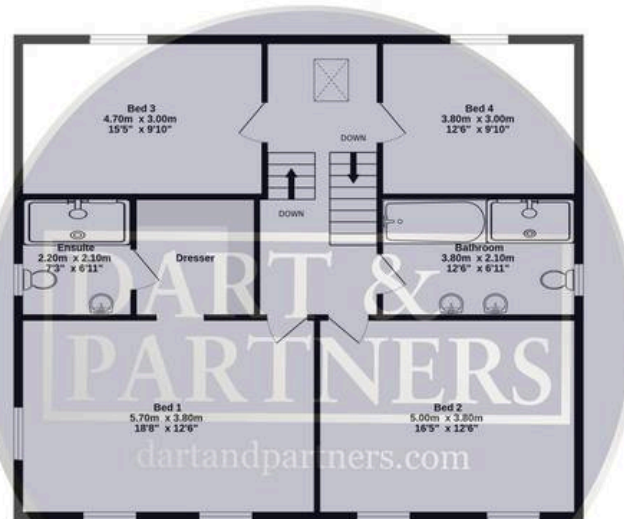
To the west of the property lies an additional piece of land and woodland and is referenced as plot 4 which measures approximately 0.84 acre alongside this is a further field and woodland extending to 2.46 acres with all three plots having river frontage. The total acreage for all three plots is 4 acres with a total of 120 meters of river frontage.



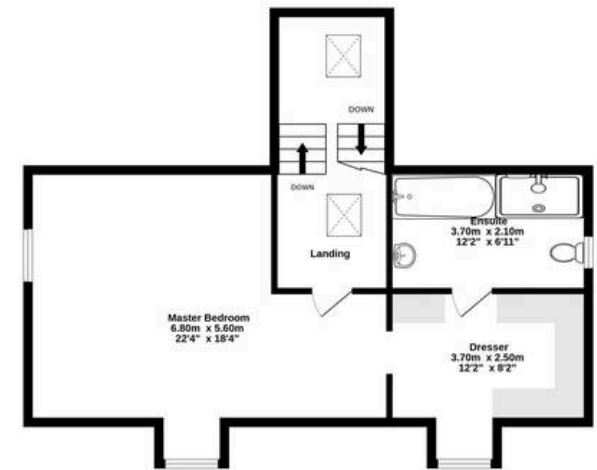
**Ground Floor**  
99.4 sq.m. (1070 sq.ft.) approx.



**1st Floor**  
97.4 sq.m. (1048 sq.ft.) approx.



**2nd Floor**  
60.0 sq.m. (646 sq.ft.) approx.



**TOTAL FLOOR AREA : 256.7 sq.m. (2763 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

