DEVELOPMENT PLOT

NEWTON FERRERS, DEVON

JACKSON-STOPS

DEVELOPMENT PLOT ON THE SOUTH SIDE OF 68 YEALM ROAD, NEWTON FERRERS

TOTAL APPROX. FLOOR AREA 1,296 SQ FT / 120 SQ M

An exciting opportunity to acquire a site with detailed planning permission for two detached houses. Enjoying an elevated position with estuary views.

DISTANCES

MOTHECOMBE BEACH 5.2 MILES
A38 DEVON EXPRESSWAY 7 MILES
PLYMOUTH 10 MILES

LOCATION

Newton Ferrers is a beautiful and much sought after village situated on the banks of the Yealm Estuary. Surrounded by ancient woodland and creeks, this bustling community offers everything you would hope for in a village, including a well-regarded primary school, traditional pubs, a village shop and a café. Located within the South Hams, this area is known for its sandy beaches, coves and estuaries, with excellent opportunities for walking, paddleboarding, sailing and other coastal pursuits.

Plymouth, Britain's Ocean City is 10 miles away and is known for its shopping, museums, venues, maritime heritage, seafront lido and busy international port.

Communications are excellent, with Plymouth mainline station providing regular rail services to London Paddington and the A38 Devon Expressway linking the M5 at Exeter or crossing the Tamar and heading west into Cornwall.

The development is one site with detailed permission to build two detached houses with elevated estuary views.

Both properties will offer lovely views, spacious reception areas with a superb open plan kitchen / dining / living room with access to a south facing terrace, and three bedrooms. For further details and sight of all the planning documents, please visit https://southhams.planning-register.co.uk/Planning/Display/2530/25/FUL

The planning reference is - 2530/25/FUL. PLEASE NOTE, as specified on the permission, both dwellings shall be used as principal homes and … For the avoidance of doubt the dwelling shall not be occupied as a second home or holiday letting accommodation.

DIRECTIONS (POSTCODE PL8 1BQ)

On entering the village of Newton Ferrers on the B3186, proceed past Marchand Petit on the right, and continue downhill, this in turn becomes Yealm Road. Head towards The Harbour, pass the Co-Op and continue until you reach the drive for Deloraine and Wycherley on your right. The site is immediately beyond and adjoining this driveway.

What3words: ///kickbacks.broad.ends

PROPERTY INFORMATION

Services: No services are connected but we are told mains water, electricity, gas and drainage are available in the road. All interested parties must make their own enquiries.

Tenure: Freehold, vacant site

Section 106 payable

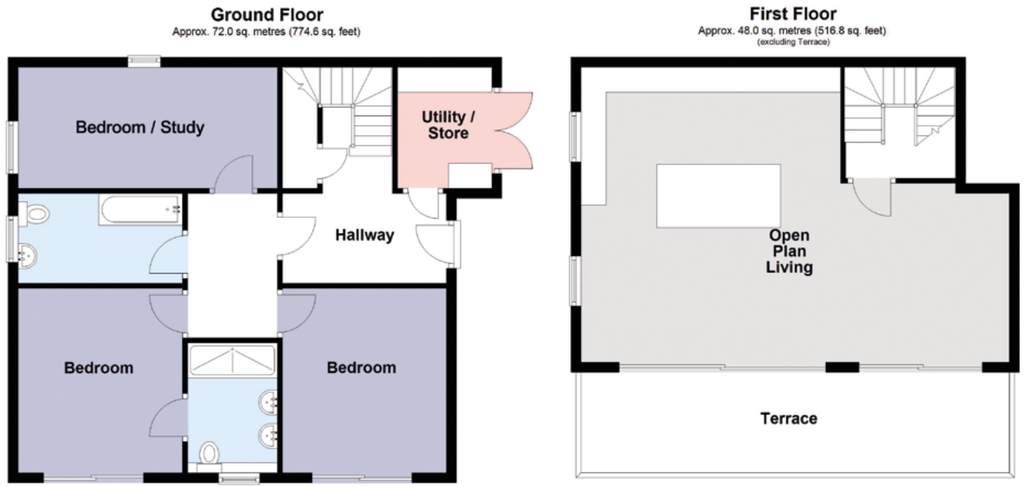
Biodiversity Net Gain (BNG) payable. SHDC calculated the BNG charge for this whole site as being 0.6759 Habitat Unit (HU). The flat charge is £20,000 per HU, therefore the total charge for the site is £20,000 x 0.6759 which equals £13,518. This charge is payable prior to breaking ground.

Local Authority: South Hams District Council 01803 861234

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222

PLOT 1

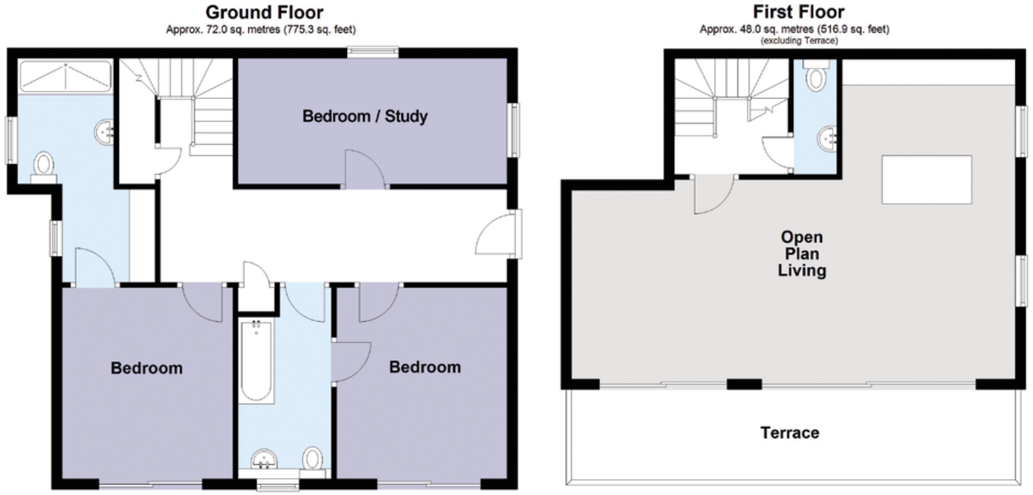
TOTAL APPROX. FLOOR AREA 1,296 SQ FT / 120 SQ M



Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

PLOT 2

TOTAL APPROX. FLOOR AREA 1,296 SQ FT / 120 SQ M



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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