



PLOT 2

Rare opportunity to build your own home on a level plot in a village location in the heart of the South Hams.

Plot 2, Little Court, Churchstow, Kingsbridge, Devon, TQ7 3QW

Offers in excess of £350,000 Freehold



Consent for chalet style detached house of about 2436 sq ft • Design includes substantial kitchen / dining room, living room and study • Two ground floor en suite bedrooms, two first floor en suite bedrooms • Double garage, gardens • Less than 3 miles from Bantham Beach

Local Information

Churchstow is an ancient village situated on the outskirts of Kingsbridge and is believed to date from before 1066. The village is home to a popular pub, The Church House Inn, a village store / post office and a 14th century church. The market town of Kingsbridge offers a good selection of shops, boutiques, cafes, pubs and restaurants and a leisure centre, community hospital, cinema and both primary and secondary schools including the outstanding (Ofsted rated) Kingsbridge Academy. The stunning sandy beaches of the South Hams are close by and Bantham Beach, a hugely popular surfing beach is about 3 miles. Communications are excellent with the A38 Devon Expressway about 9 miles, providing fast access to Exeter, Plymouth and the M5. Totnes is about 13 miles away and provides a regular rail service to London. The gorgeous seaside town of Salcombe is about 7 miles and Dartmoor National Park is about 9 miles.

About this property

We are delighted to be offering for sale two building plots with full planning consent for a pair of spacious detached houses with landscaped grounds and double garages. This presents a rare and wonderful opportunity to build your own home in the heart of the South Hams and less than 3 miles from

the beach. The plots, can be bought individually or together and are to be built in the former gardens of Little Court, a bungalow which will remain in situ. The drive will be shared by the three properties but with thoughtful design and landscaping and the building of Devon banks and natural hedgerows, privacy for all three homes will be a priority. To view the plans and documents relating to the permission which was granted on 31st January 2019, please visit www.southhams.gov.uk and search planning reference 0969/18/FUL and variation 1354/19/VAR. The permission has been implemented as both plots have been cleared and levelled in preparation for the building work to commence. All mains utilities have been connected to both sites including drainage, electricity and water and both houses when finished will benefit from air source heating systems and solar panels. BT Fibre broadband is also connected.

Directions

Leave Kingsbridge in the direction of Plymouth and follow the A379 to Churchstow. Continue past South Hams Business Park on the left and once in the village, the driveway for Little Court is a short way along on the left before reaching the church which is situated on the right.



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SHARED DRIVEWAY

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Gross Internal Area 2436 - 2436 sq. ft, 226.3 - 226.3 m²

Energy Performance EPC Rating = To be confirmed

Viewing All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams

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Sarah-Jane Bingham-Chick

South Hams

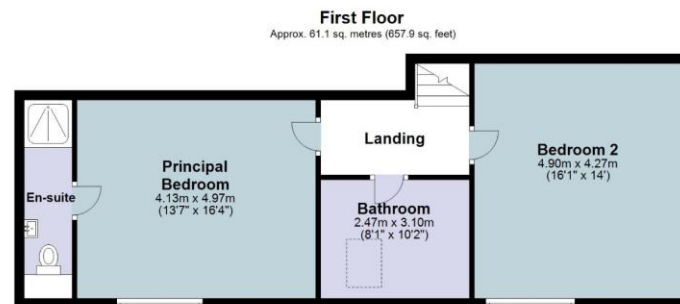
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Total area: approx. 226.4 sq. metres (2436.9 sq. feet)

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