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REF: DRO0874

**BUILDING SITE WEIRFIELDS
TOTNES
DEVON**

VALUABLE AND INDIVIDUAL BUILDING PLOT ON LEVEL AND CLOSE TO AMENITIES
OF THE TOWN.



BRIEFLY COMPRISING A LEVEL BUILDING PLOT WITH THE BENEFIT OF OUTLINE
PLANNING PERMISSION FOR A SINGLE STOREY RESIDENTIAL UNIT.

*** * * PRICE OFFERS IN THE REGION OF £175,000 * ***

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SITUATION

The property stands on the level and within an easy walking distance of the town centre. It is situated in a cul-de-sac road away from main through traffic and close to the railway station with its mainline connection to London bringing the city within three hours travelling.

DIRECTION

From The Plains proceed along Coronation Road and at the roundabout drive in the direction of Dartington (Station Road) proceed along this road, passing the entrance to the station on your right, you arrive at a junction with traffic lights and signposted to your left Kingsbridge and Dartmouth ignore these direction and pass across the traffic light junction turning immediate right into Weirfields, continue down Weirfields until you come to a crossroad with cul-de-sac's on your left and right, continue past and the entrance to the site is on your right hand side and will be identified with a sale board.

THE SITE

The site comprises an entrance over a forecourt parking area (for 2 cars), with inner gate to the garden plot itself which measures 68'0" x 62'0" (20.73m x 18.9m) and is almost level.

THE PLAN

The plan incorporated on these sales particulars is for identification only and where different from the contract plan the latter shall prevail.

Where different from the plan attached to the Planning Consent and where any of the area identified by the consent plan is omitted the plan on the consent will prevail over the sale plans.

SERVICES

Mains electricity, water, drainage and gas are within the road and adjoining property.

THE PLANNING

The Planning is an outline consent dated 10th March 2008 - Application No. 56/0068/08/0, the description on the planning consent is for the construction of a single storey dwelling. The planning consent and conditions are attached to these details.

The South Hams District Council hereby grant permission to carry out the development described above for the following reason(s):

1. This application has been determined in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies; relevant Government planning policy guidance; and approved in the absence of any other overriding material considerations and having given due weight to all other matters raised in this application including technical and other representations received. The relevant

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Policies are Devon County Structure Plan C06 & TR10; South Hams Local Plan SHDC1, SHDC15; Local Plan Review DS3 & DEV2; LDF Core Strategy CS1 & CS7.

All consultations and representations and relevant planning history have been given due consideration and balanced accordingly when formulating this recommendation and conditions.

Subject to the following condition(s):

1. In the case of any matter reserved by this permission application for approval of any reserved matter must be made not later than the expiration of three years beginning with the date of grant of outline planning permission.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. The development to which this permission relates must be begun not later than whichever is

the later of the following dates (i) the expiration of three years from the date of the grant of

In any correspondence please quote application number: EB/56/0068/08/O

Outline Planning Permission Granted

Town and Country Planning Act, 1990

Town and Country Planning (General development Procedure) Order, 1995

Dated this 10th March 2008

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outline planning permission or (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

3. Before the development hereby permitted is commenced, application shall be made to the Local Planning Authority for the approval of reserved matters which shall show the details of the development. Reserved matters shall include the design and external appearance of all proposed buildings, the materials of which they are to be constructed, the arrangements for the disposal of foul and surface water, the means of access from public highways, areas for vehicles parking, landscaping, and all other works including walls, fences and other means of enclosure and screening. The application drawings shall indicate the location and species of all trees existing on the site, those which it is proposed should be retained and those to be felled, and no tree on the site shall be felled until these drawings are approved.

Reason: To enable the Local Planning Authority to obtain adequate information for consideration of the ultimate proposal.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995 (and any Order revoking and re-enacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken

without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:

Part 1, Class A (extensions and alterations)

Part 1, Classes B and C (roof addition or alteration)

Part 1, Class D (porch)

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Part 1, Class E (swimming pools and buildings incidental to the enjoyment of the dwellinghouse)

Part 1, Class F (hardsurfaces)

Part 1, Class G (oil storage containers)

Part 2, Class A (means of enclosure)

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

5. Two parking spaces for motor vehicles shall be provided and sited in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and the dwelling shall not be occupied until these facilities and vehicular access thereto have been provided. These facilities shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that adequate off-street car parking facilities are provided.

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6. The development shall take the form of a dormer type bungalow providing no dormer window is constructed on the north east elevation, north west elevation and south west elevation of development.

Reason: To ensure that the development does not adversely affect the amenities of the occupants of existing dwelling in the locality and to minimise the visual intrusion of the development in the locality.

INFORMATIVE

This Decision Notice refers to drawings nos. CD0724.A.07.01 (location plan) & CD0724.A.07.03 received on 29 January 2008.

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS



VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01803 863888

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.