

TO BE SOLD BY 'INFORMAL TENDER' WITH TIME AND DATE TO BE ANNOUNCED

A rare opportunity to acquire a freehold building plot with planning permission to develop a three storey detached house within easy reach of Totnes town centre and the railway station.



Building plot opposite

4 Argyle Terrace

Totnes

Devon

TQ9 5JJ

Guide Price £130,000

Ref: DWO02604

**A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD BUILDING PLOT
PLANNING PERMISSION TO DEVELOP A THREE BEDROOM THREE STOREY DETACHED HOUSE
WITHIN EASY REACH OF THE RAILWAY STATION, TOTNES TOWN CENTRE AND AMENITIES
*TO BE SOLD BY 'INFORMAL TENDER' WITH TIME AND DATE TO BE ANNOUNCED**



Offices at: Bovey Tracey, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

Outline planning was approved, application number 0386/18/OPA, on 26/06/2018, subject to reserved matters including, amongst other matters, drainage, external materials and finishes, plans and trees. The reserved matters were approved, application number 3102/19/ARM on 27/01/2020 and application number 3821/20/ARC on 31/01/2021.

Local Authority – South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.
Tel: 01803 861234 www.southhams.gov.uk

ACCOMMODATION

It is proposed that, when developed, the house would comprise:

Lower ground floor - Bedroom three, lobby/utility, possible car port/covered area.

Upper ground floor - Two bedrooms, two bathrooms, hall and Juliet balcony.

First floor - Open plan living/dining room and kitchen, balcony and covered outside terrace.

Overall approximately 132m² including the lower ground floor covered area.

Outside there are Southerly facing gardens with views over the railway line towards Totnes Castle and Castle meadow.

Parking accessed over unregistered land from Malt Mill which will be covered by a statutory declaration and indemnity policy.

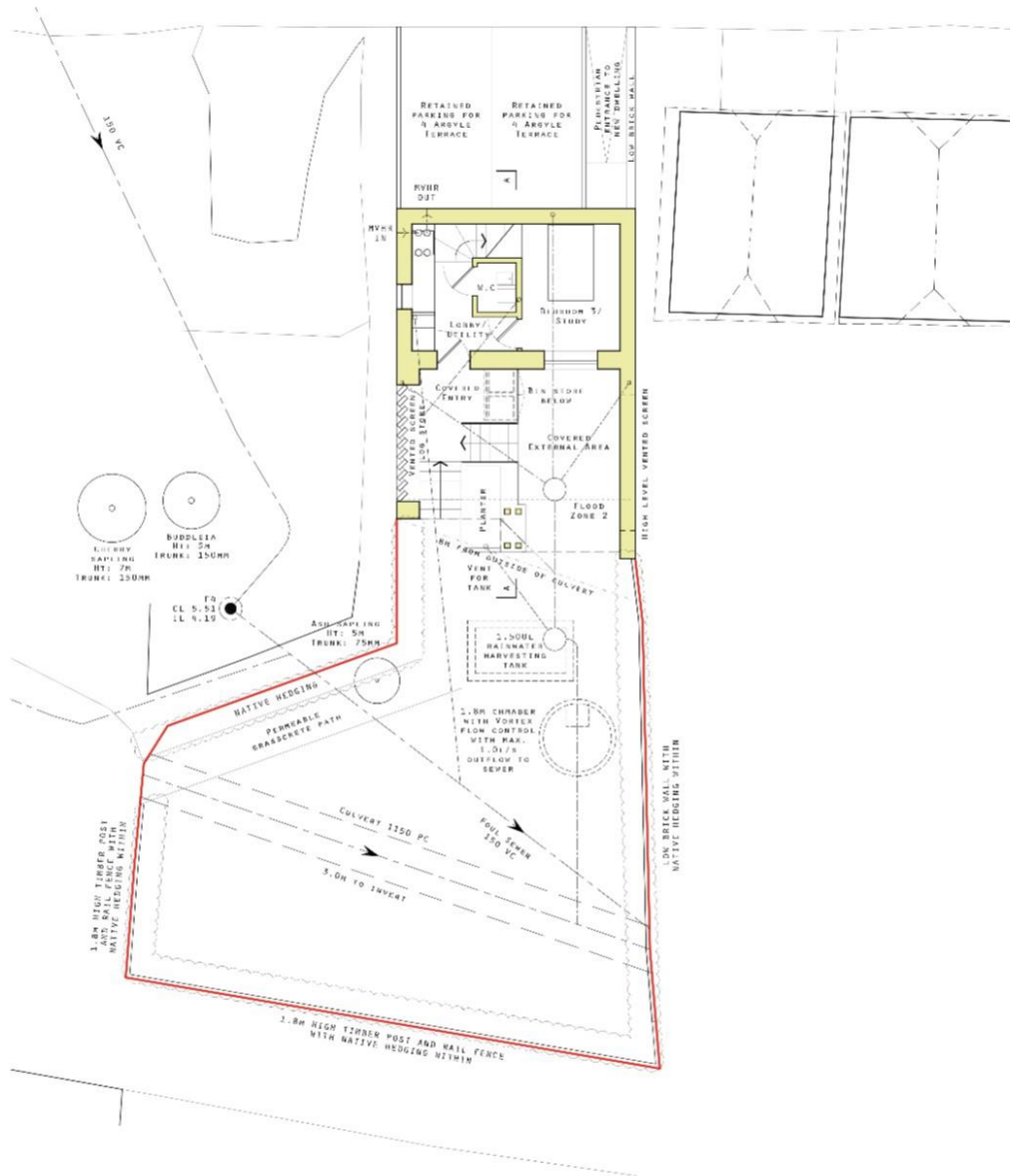
SERVICES

Mains water, drainage, electrics and gas are available subject to connection

Viewing Strictly by Appointment. Please contact us on 01803 866336 if you wish to arrange a viewing

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

Data Protection Personal information provided by customers wishing to receive information and/or services from the estate agent and The Experts in Property group (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



SITE / LOWER GROUND FLOOR PLAN

1:100 AT A5



1:0M 2:0M 3:0M 4:0M 5:0M

NOTES:

1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF WORKSHOP COLLABORATIVE LTD.

STATUS: PLANNING APPLICATION
PROJECT: NEW DWELLING ON LAND OPPOSITE 4 ARGYLE TERRACE, IOINES, IO9 5JJ
CLIENT: S BILEY
DRAWING: SITE / LOWER GROUND FLOOR PLAN
DRAWING NO: PL04 II
DATE: JANUARY 2020
SCALE: 1:100 AT A5

WORKSHOP COLLABORATIVE

The Priory Gate House, 65 Fore Street, Totnes, Devon, TQ9 5NJ.
T: +44 (0) 777 397 3460 - Simon Hampshire (Director)
T: +44 (0) 782 873 3205 - Christian Walker (Director)
E: info@workcoltd.com
W: www.workcoltd.com



BLOCK PLAN

1:500 AT A4

SERIAL NUMBER 167405

CROWN COPYRIGHT AND DATABASE RIGHT 2019
ORDNANCE SURVEY LICENCE 100048957
REPRODUCTION IN WHOLE OR IN PART IS
PROHIBITED WITHOUT THE PRIOR PERMISSION OF
ORDNANCE SURVEY

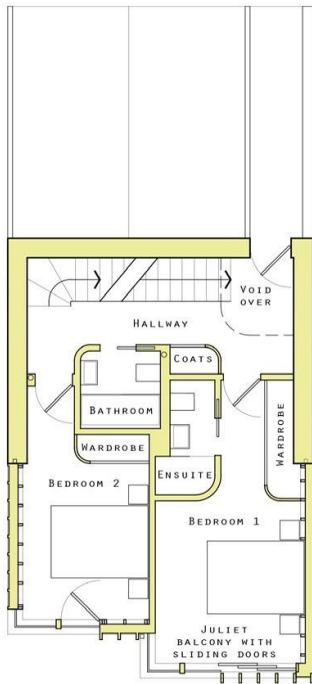
STATUS:	PLANNING APPLICATION
PROJECT:	NEW DWELLING ON LAND OPPOSITE 4 ARGYLE TERRACE, TOTNES, TQ9 5JJ
CLIENT:	STEPH BAILEY
DRAWING:	BLOCK PLAN
DRAWING NO:	PL02
DATE:	JULY 2019
SCALE:	1:500 AT A4

**WORKSHOP
COLLABORATIVE**

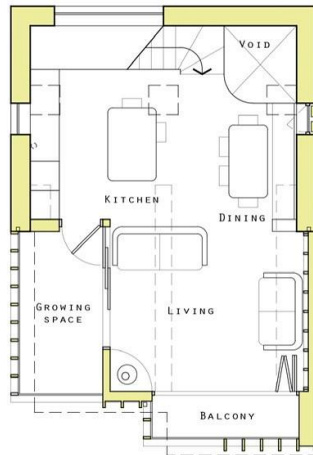
The Priory Gate House, 65 Fore Street, Totnes, Devon, TQ9 5NJ.
T: +44 (0) 777 397 3460 - Simon Hampshire (Director)
T: +44 (0) 782 873 3205 - Christian Walker (Director)
E: info@wocoltd.com
W: www.wocoltd.com



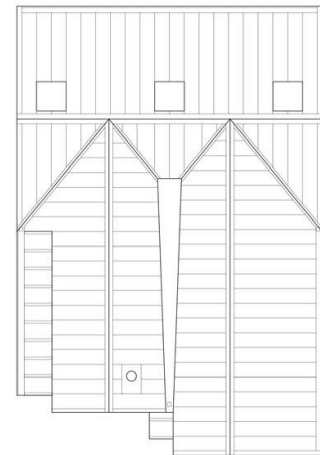
20m 40m 60m 80m



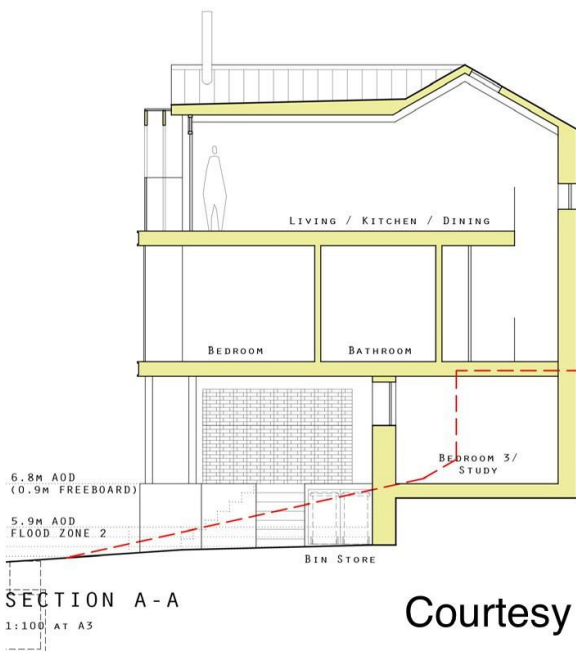
GROUND FLOOR PLAN
1:100 AT A3



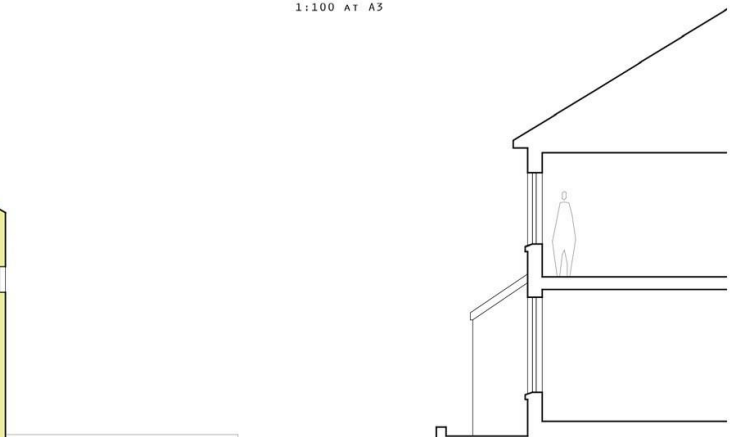
FIRST FLOOR PLAN
1:100 AT A3



ROOF PLAN
1:100 AT A3



SECTION A - A
1:100 AT A3



Courtesy of Workshop Collaborative, Dartington

Offices at: Bovey Tracey, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes



Courtesy of Workshop Collaborative, Dartington



Courtesy of Workshop Collaborative, Dartington