



# Self-Build Plots

## Grovelands Chudleigh

Proposed Residential development

**Guide Price: £100,000**



thoroughly good property agents

AL FUTURE  
ORTH WEST



## Self-Build Plots

Grovelands Chudleigh

Guide Price: £100,000

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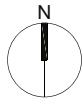
For more information,  
please get in touch with  
Complete Land & New Homes:

01626 830965

land@completeproperty.co.uk



# Site Plan



Location of potential future access to land to North West.



## LEGEND :

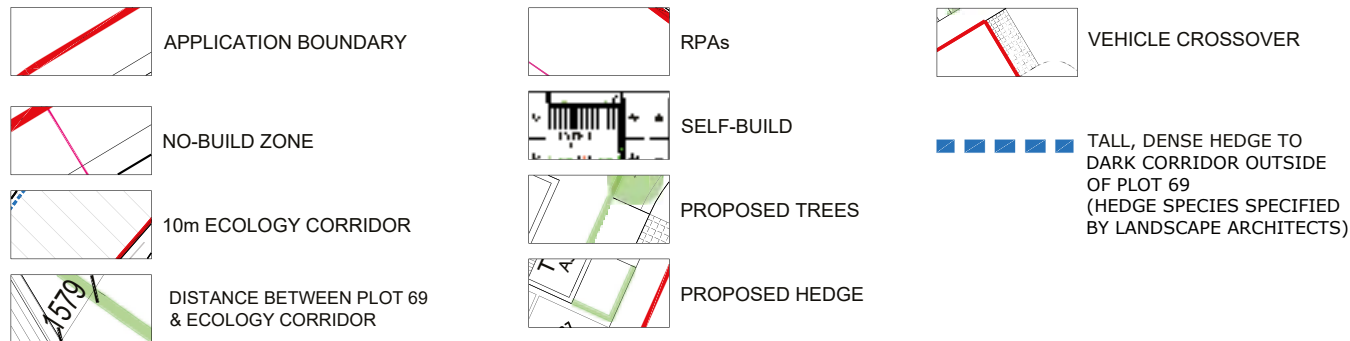


Image of Chudleigh, it does not depict the view from site and is for illustration purposes only.

## The Plots

A rare opportunity to purchase one of four fully serviced self-build plots located in the highly desirable area of Chudleigh. Each plot is being sold fully serviced to the edge of the plot and comes with a plot passport, design code and briefing. It will be the responsibility of all purchasers to apply for a detailed planning consent of their own design assuring it meets the design and build criteria.

The plot passports clearly show the developable footprint areas.

### Self build mortgages

With our partners from Pointers Financial we have specialist self build consultants who will be able to advise on the product range available in the self build market. Get in touch with Pointers to book your fee free consultation:

01392 979 331  
[admin@pointersfinancial.co.uk](mailto:admin@pointersfinancial.co.uk)



## Planning

Outline planning consent has been granted by Teignbridge District Council for the creation of four self build plots under applications (21/00416/MAJ) & (22/01663/REM) for the Wain Homes The Leighs Chudleigh development. More information is available upon request.

**It is the responsibility of all purchasers to apply for a detailed planning consent of their own design meeting the criteria of the Design Code and Plot Passport\*.**

[View Planning Application →](#)



## Method of Sale

The site featured in these particulars is for sale by private treaty. All proposals for the purchase of the land shall be submitted to Will Smith at Complete Land & New Homes.

**01626 832 063 | [land@completeproperty.co.uk](mailto:land@completeproperty.co.uk)**

## Viewing

This site is viewable by appointment only. Please get in touch with Will Smith at Complete Land & New Homes to book your appointment or if you have questions about the site.

**01626 832 063 | [land@completeproperty.co.uk](mailto:land@completeproperty.co.uk)**

## Plot Code: Design Parameters and Boundary Treatments

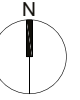
	Requirement
<b>Location</b>	Self build plots to the north of phase 2 (plots 66-69)
<b>Land Use</b>	Residential uses
<b>Form</b>	The self build plots will have a single dwelling built on each plot. The size and articulation of the dwellings will add to the diversity and interest in the street scene through changes in scale, detailing and projection. This is directly informed by the dwellings use and internal arrangement.
<b>Character</b>	The proposed aesthetic for the self-build plots should respond sympathetically, whether in a traditional or modern approach, to that of the proposed planning application and of the local context.
<b>Materials</b>	<p>The selected palette used on the elevations will be drawn from local houses, including:</p> <ul style="list-style-type: none"><li>• The use of bricks in the detailing that match the surrounding area as closely as possible with both style and colouring.</li><li>• The use of roofing material matching the surrounding area as closely as possible with both style and colouring.</li><li>• The use of render that is sympathetic both in colour and finish to the surrounding area, whilst creating modern interpretations.</li><li>• The use of reconstituted stone with a colour that is sympathetic to the finish of locally built form.</li></ul>
<b>Plot frontage / setting</b>	The dwellings are to be set behind a variety of small front gardens (2-3m).
<b>Plot 69 positioning</b>	Plot 69 is not to be closer than 1.5m to the dark corridor or positioned to allow excessive light (above 0.5 lux) to enter the dark corridor (refer ecology section)
<b>Boundary treatment</b>	Front gardens of varying depth, hedges and low stone walls to match the surrounding context and wider development. Side and rear fences to be timber close-board.
<b>Building heights</b>	Predominantly 2 storeys. Up to 2 1/2 storeys (room in roof). A variation in ridge height can be proposed to provide visual interest, although ridge heights will otherwise remain generally consistent. A variation in roofscape can be achieved through the use of gable frontages.
<b>Architectural features</b>	Distinctive architectural treatment to be proposed on prominent dwellings at the termination of vistas (Plot 69), nodal points, and at the gateway to the development. This should include active fronts, elements of height and contrasting materials.





# Plot Passports

# Plot: 66



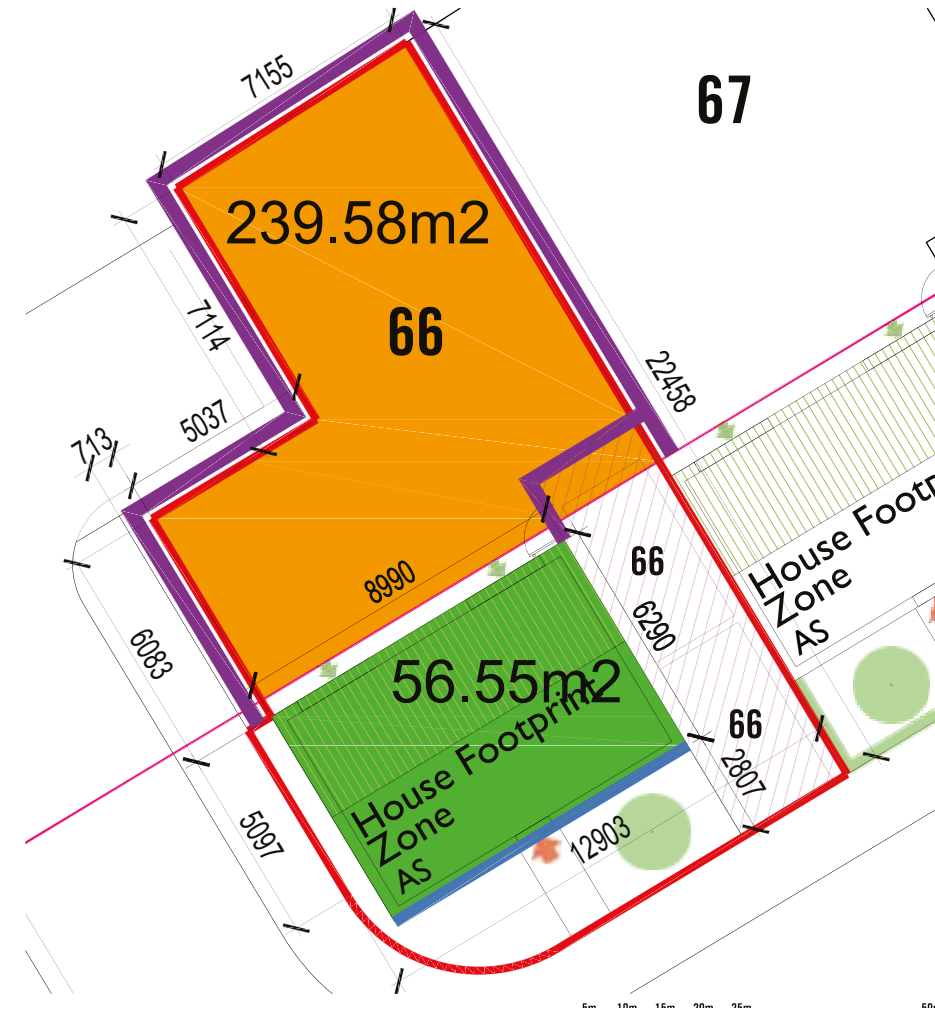
**Gross Plot Area:**  
239.58m<sup>2</sup>

**Max Dwelling Footprint:**  
56.55m<sup>2</sup>



Reserved matter planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement (if a Local Development Order does not exist);

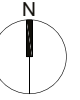
- Plot is for one dwelling only;
- Dwelling cannot be a home in multiple occupation;
- Dwelling must be the occupier's sole or main residence;
- Dwellings will include at least one on-plot parking space;
- This site is fully serviced with fresh water, foul drainage, electricity and telecommunications available at the plot boundary;
- Plot and site have legal access to a public highway. On-site roads will be constructed to an adoptable standard;
- Each dwelling will be subject to an annual green spaces maintenance service charge;
- The dwelling design will conform to the design code for the site.
- The dwelling shall be completed within 3 years of purchase;
- Full details of access, highways construction, on-site play, open space, biodiversity mitigation and SUDS surface water drainage strategies have already been agreed and approved;



KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

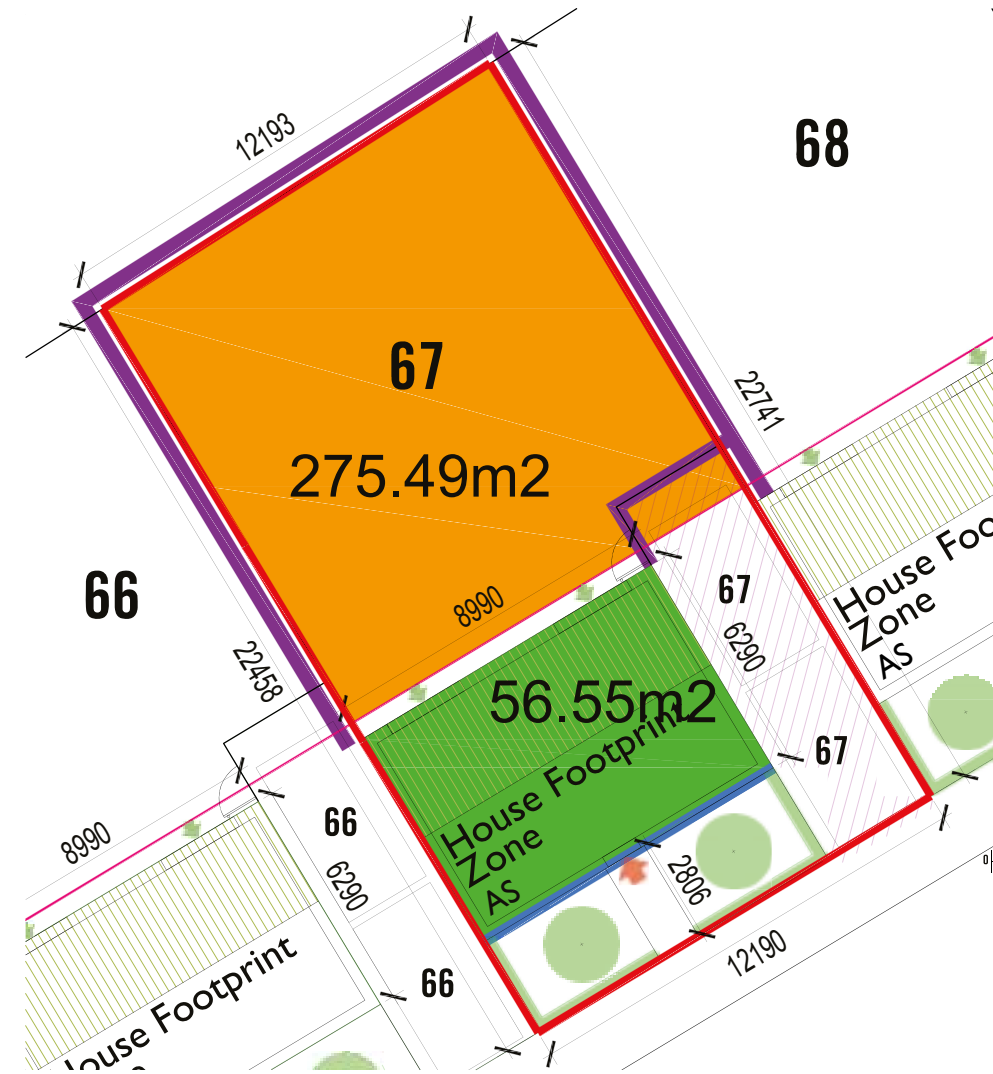


# Plot: 67



**Gross Plot Area:**  
275.49m<sup>2</sup>

**Max Dwelling Footprint:**  
56.55m<sup>2</sup>

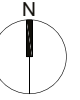


KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

Reserved matter planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement (if a Local Development Order does not exist);

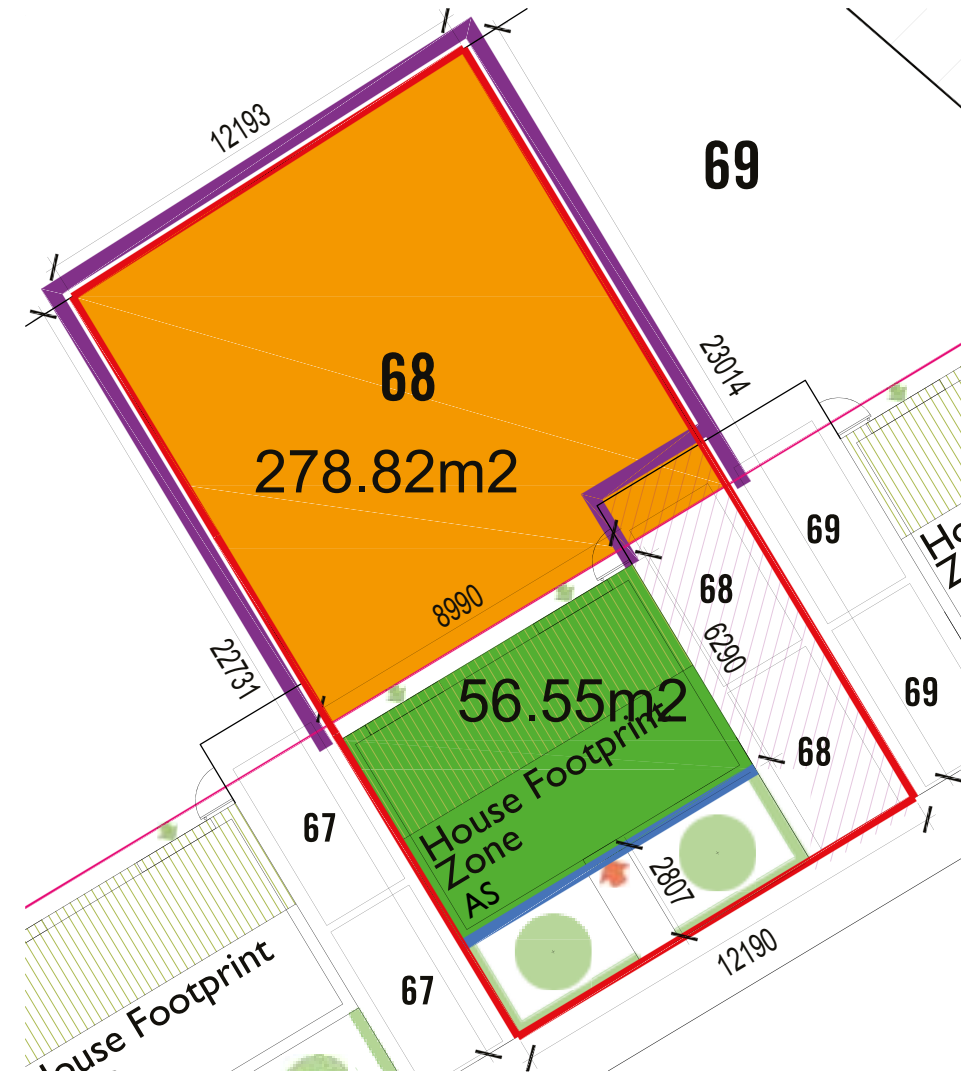
- Plot is for one dwelling only;
- Dwelling cannot be a home in multiple occupation;
- Dwelling must be the occupier's sole or main residence;
- Dwellings will include at least one on-plot parking space;
- This site is fully serviced with fresh water, foul drainage, electricity and telecommunications available at the plot boundary;
- Plot and site have legal access to a public highway. On-site roads will be constructed to an adoptable standard;
- Each dwelling will be subject to an annual green spaces maintenance service charge;
- The dwelling design will conform to the design code for the site.
- The dwelling shall be completed within 3 years of purchase;
- Full details of access, highways construction, on-site play, open space, biodiversity mitigation and SUDS surface water drainage strategies have already been agreed and approved;

# Plot: 68



**Gross Plot Area:**  
278.82m<sup>2</sup>

**Max Dwelling Footprint:**  
56.55m<sup>2</sup>



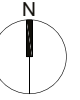
KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

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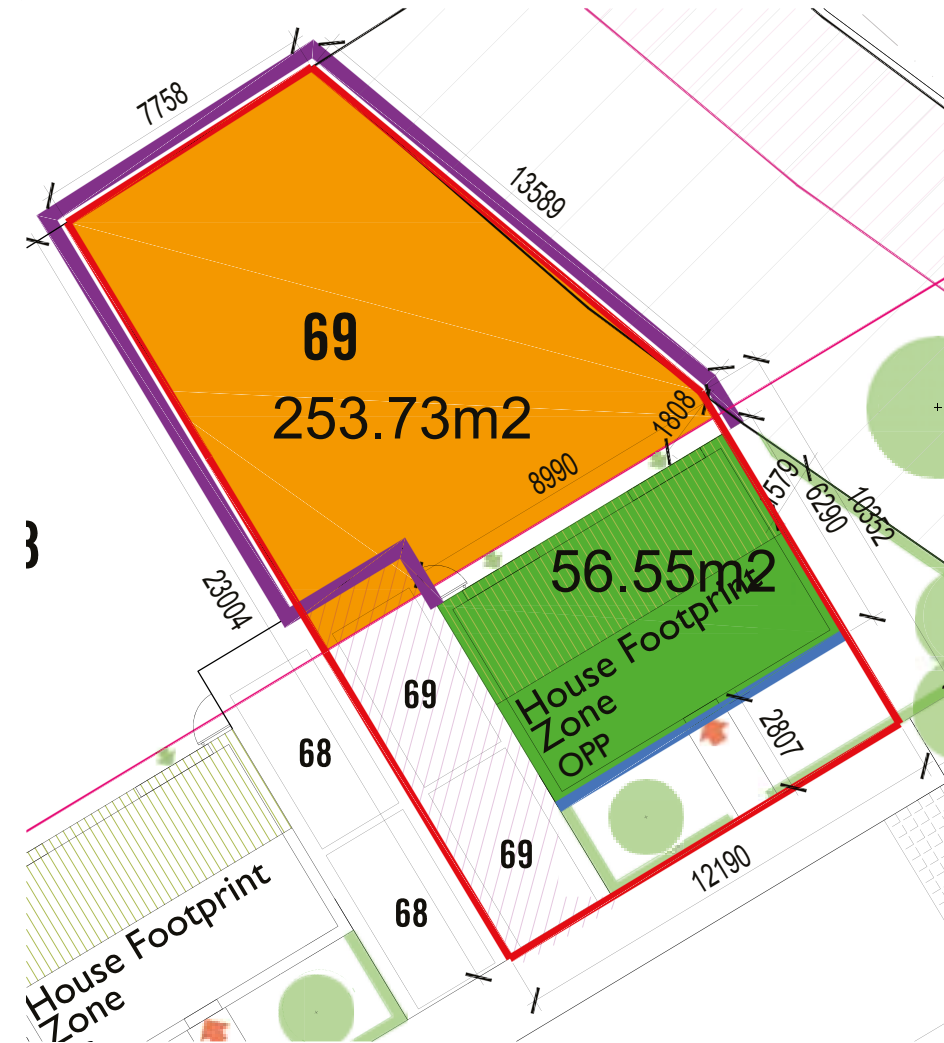


# Plot: 69



**Gross Plot Area:**  
253.73m<sup>2</sup>

**Max Dwelling Footprint:**  
56.55m<sup>2</sup>



KEY	
	Plot Boundary
	House footprint zone
	No-Build zone
	Fixed position of principle elevation (max width indicated)
	Off street parking within plot boundary shown indicatively (min 2 tandem spaces 3.2m x 5m)
	1.80m High Timber Closeboarded Fence
Eaves 4.8-5.6m Ridge height 8.2-9.1m	

Reserved matter planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement (if a Local Development Order does not exist);

- Plot is for one dwelling only;
- Dwelling cannot be a home in multiple occupation;
- Dwelling must be the occupier's sole or main residence;
- Dwellings will include at least one on-plot parking space;
- This site is fully serviced with fresh water, foul drainage, electricity and telecommunications available at the plot boundary;
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## Location:

Located in the charming market town of Chudleigh, These self-build plots are perfect for those seeking a life in the countryside with easy access to Exeter and other local towns.

At the foot of the spectacular Haldon Hills between Exeter and Newton Abbot, Chudleigh has its own local amenities which include convenience stores, a library, medical centre, and swimming pool.

The high street boasts a range of independent shops, offering everything from old fashioned sweets, crafts and gifts to pet and DIY supplies.

### What's nearby?

Ideal for commuting, The self-build plots are situated within easy reach of the A38 and M5; Exeter Cathedral City and Newton Abbot are very close, Plymouth just 40 minutes away and, further afield, rail links from Exeter connect with Bristol and London Waterloo, North Devon and Cornwall. Exeter international airport is within a 20-minute drive.

The outstanding views in Teign Valley are a walker's paradise and thrill seekers can head to the Dartmoor National Park to try their hand at rock climbing, kayaking on the nearby River Teign, mountain biking or trekking around the area. Chudleigh is also within easy reach of the stunning South Devon coastline with the numerous activities this has to offer.

There are outstanding and good Ofsted rated pre-school and primary schools in the town, with further schools and colleges, as well as larger supermarkets found in nearby Newton Abbot and Exeter, which are both just a 15-minute drive away.



## Important Notice

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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

**complete.**

thoroughly good property agents

Want to know more?

If you have any questions or would like to know more about this plot get in touch with Will Smith at Complete Land & New Homes.

01626 832 063

[land@completeproperty.co.uk](mailto:land@completeproperty.co.uk)