

Self-Build Plot

Southbrook Road, Bovey Tracey.

A prime self-build opportunity situated the moor town of Bovey Tracey.

Guide Price: £150,000

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thoroughly good property agents



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Bovey Tracey

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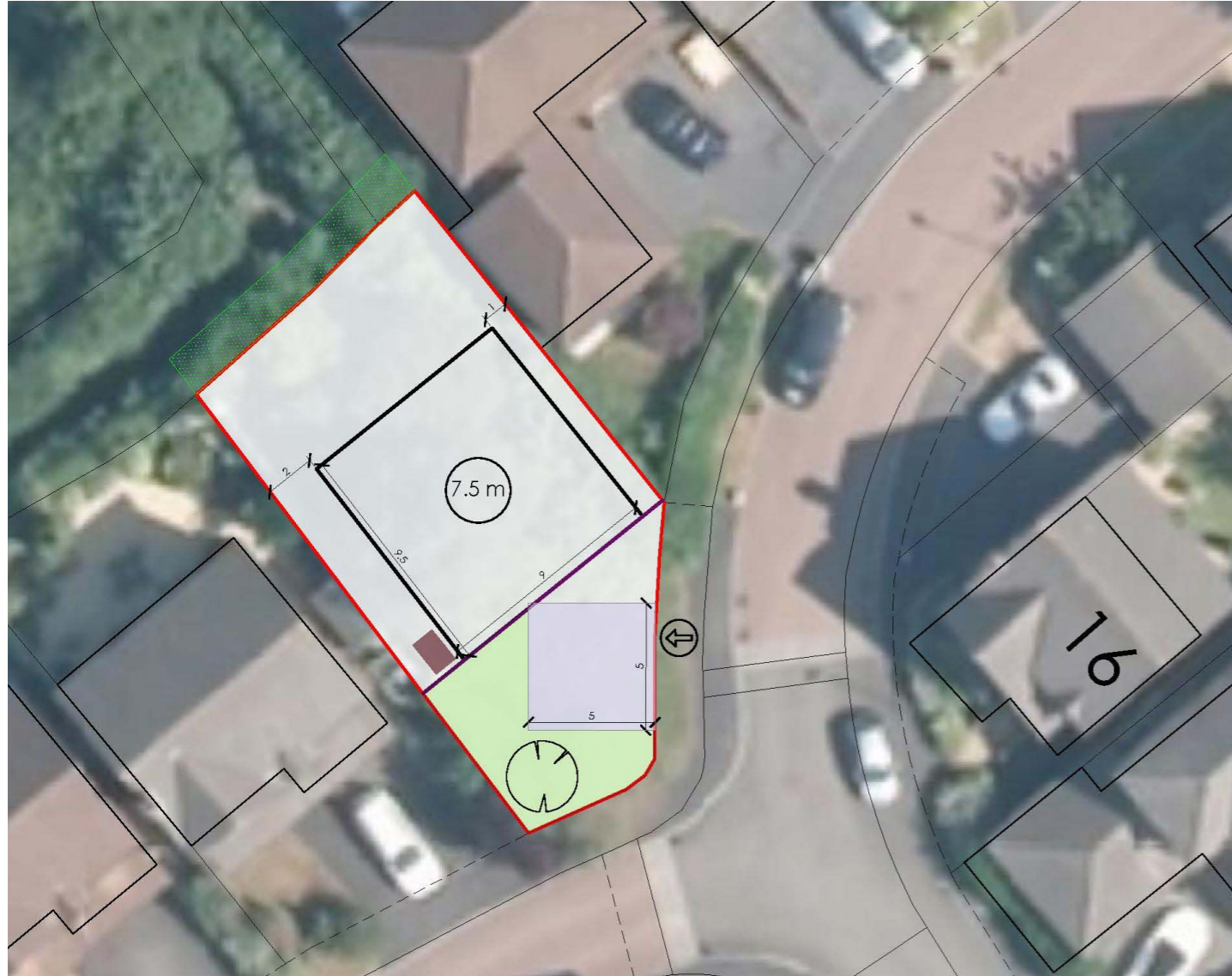
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For more information,
please get in touch with
Complete Land & New Homes:

01626 830965

land@completeproperty.co.uk

Site Plan



Application Site	Landscaping	Proposed build area	Build height (to ridge)	Proposed tree
Parking	Proposed waste storage area	Plot access	Building line	Existing vegetation

Not to Scale. This drawing uses survey information by others. The accuracy of this information has not been verified. Complete Property cannot be held liable for any errors or omissions in this information or any design changes which may be required as a consequence of reliance of such information. Dimensions should be verified on site before finalising detailed design of any element of the proposals.



The Plot

A fantastic opportunity to purchase a self build plot within an established development on Southbrook Road, Bovey Tracey. The plot has outline planning for a single four-bedroom detached dwelling with a development area of approximately 247m².

The plot had been left to cater for access to future development in the field to the north. Since this is no longer necessary, the development of this plot would bring a positive addition to the surrounding neighbourhood.

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



Planning

Reserved matters consent has been granted by Teignbridge District Council for the creation of one self build plot under application 22/00802/OUT. 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

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.

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Plot Code: Design Parameters and Boundary Treatments

	Requirement
Location	One self build plot - Land At Ngr 281207 78977, Southbrook Road, Bovey Tracey.
Land Use	Overgrown plot in a 25 year old Wain Homes development.
Form	The self-build plots will have a single dwelling on each plot, the final details of which to be agreed through a reserved matters application with Teignbridge Planning Council, in accordance with policy WE7 and supporting text of the local plan. The plot will be delivered on a slopping plot so would suit split level accommodation. Each plot will have all utilities/services delivered to the boundary of the plot with the private plot lay to be finalised in accordance with subsequent architecture and engineering plans for the plots. The position of the elevations of your home are flexible.
Character	The aesthetic of the plot should respond sympathetically to the surrounding houses and existing development.
Materials	Materials should be in keeping with surrounding development. These are predominantly red brick with occasional split render and quoining detail. Black tarmac to drives and parking. <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>Figure 3: Brick & split render, Southbrook Road</p> </div> <div style="text-align: center;">  <p>Figure 4: Brick window detailing, Southbrook Road</p> </div> <div style="text-align: center;">  <p>Figure 6: Example of a neighbouring integral garage</p> </div> <div style="text-align: center;">  <p>Figure 5: Red brick, Southbrook Road</p> </div> </div>
Plot frontage / setting	Both the front and rear building line is continued from the dwelling directly to the west of the application site. Building setback should be consistent with neighbouring development, approximately 5m.
Boundary treatment	Grass verges and hedge and shrub planting to be in keeping with surrounding boundary treatments. Front garden landscaping should be sympathetic in scale to the surrounding development and should including native planting. Due to the plot's location at a junction, tree planting within the front garden would help define this area and provide a positive vista from Southbrook Road.
Building heights	A maximum build height of 2.5 storeys (7.5 to ridge) should be respected.



Location:

Bovey Tracey, nestled in the heart of Devon, offers a quintessential blend of natural beauty, historical charm, and a vibrant community spirit, making it an exceptional place to call home. Situated on the edge of Dartmoor National Park, residents enjoy unparalleled access to breathtaking landscapes, from rolling hills to wooded valleys, perfect for outdoor enthusiasts and nature lovers alike.

One of the town's most appealing features is its rich history, evident in its picturesque streets lined with quaint cottages and historic buildings. The town boasts a fascinating heritage, with landmarks such as the Church of St. Peter, a beautiful medieval church dating back to the 14th century, and the historic Bovey Tracey Pottery, which showcases the town's legacy as a centre for pottery production.

Beyond its historical charm, Bovey Tracey offers a thriving community atmosphere, with a range of local amenities and activities to suit all interests. From bustling markets and artisan shops to cosy cafes and traditional pubs, there's always something happening in this lively town. Residents can also take advantage of a variety of recreational opportunities, including hiking, cycling, and horse riding in the surrounding countryside.

The town also benefits from excellent transport links, with easy access to nearby towns and cities such as Exeter and Plymouth, making it ideal for commuters. Yet despite its accessibility, the town retains a peaceful and relaxed atmosphere, providing a welcome retreat from the hustle and bustle of urban life.

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.

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.

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