



## **Property Pricing Information**

### **Subject to Contract**

The pricing details below include the freehold of the property itself, plus an “owner’s share” in the freehold of the estate’s communal and leisure facilities, as the individual property owners own the communal facilities it keeps costs to a minimum and provides owners with full control over the estate’s future.

The “Grand Design” self-build plots include all the estate roads, communal areas and facilities, all utilities to the plot boundary, planning and listed building consents, and any major tree removal/surgery, very much enabling an immediate start on site if required, “shovel ready”.

The estate’s communal and leisure facilities, available for all owners and their guests to enjoy, include all estate roads and communal guest parking areas (*all properties have their own parking areas*), the woodland park, boules court, barbeque and fire pit, children’s timber play area, waste compound and electrically operated private security gates.

<b>Plympton House Estate, Self-Build Plots and Buildings for Conversion</b>			
<b>Plot No.</b>	<b>Property</b>	<b>Description</b>	<b>Price</b>
<b>1</b>	Plympton House	Grade 1 Listed, 6+ bedroom country house with extensive private grounds	£1.3m
<b>2</b>	The Dairy Barn (plot)	The Old Dairy, 2,465 sqft (229 sqm), 5 bed, 2 parking spaces	SOLD
<b>3</b>	The Coach House (plot)	New build, 2,404 sqft (223 sqm), 4/5 bed detached house, 2 parking spaces	£275k
<b>4</b>	The Smithy (plot)	New build 1,694 sqft (157 sqm), 3 bed detached, 2 parking spaces	Reserved
<b>5</b>	Cherry Tree House (plot)	New build 2120 sqft (197 sqm), 5 bed detached houses, 2 parking spaces each	£255k
<b>6</b>	Cedar House (plot)	New build 2,077 sqft (193 sqm), 5 bed detached houses, 2 parking spaces each	£235k
<b>7</b>	The Stables (plot)	Part conversion plot , part new build, 2,680 sqft (249 sqm), 5 bed (to be detached), 2 parking spaces	TBA
<b>8</b>	The Old Chapel (plot)	4 bed 1,865 sqft (173 sqm (to be detached), 2 parking spaces	TBA
<b>9</b>	Forester’s Lodge (plot)	New build, detached, 3/4 bed, 2 parking spaces, 1,743sqft (170 sqm)	£210k
<b>10</b>	Beekeeper’s Cottage (plot)	New build, detached, 3/4 bed, 2 parking spaces, 1,614 sqft (151 sqm)	£195k

The management company, Plympton House Estate Management Ltd (*PHEMC*), will be owned equally by the individual property owners and will be responsible for grass cutting, electric gate and system servicing/maintenance, communal area electricity, water and insurances and it will establish a sinking fund from year 2 onwards to cover communal area future costs. The anticipated annual cost per property is circa £200 PA, this will be set by the owners themselves.



Plympton House Estate, Luxury Completed Homes			
Plot No.	Property	Description	Price
11	Treby Cottage	Completed end terrace cottage, 3 bed, 2 parking spaces	£310k
12	Radcliffe Cottage	Completed mid terrace cottage, 3 bed , 2 parking spaces	£295k
13	Aldridge Cottage	Completed mid terrace cottage, 4 bed, 2 parking spaces	£330k
14	Augustine Cottage	Completed end terrace cottage, 3 bed, 2 parking spaces	£320k

**Note: All areas are approximate and subject to change – please check before reserving.**

### **Purchasing Policy**

The purchaser having paid a non-refundable reservation of £1,000 to the developer on the signing of this reservation form, it is agreed that the developer will instruct its solicitors to send draft contract and supporting documents to the purchasers solicitors as soon as is reasonably possible and that the developer will not withdraw the draft contract (or accept any offers on the property) prior to 28 days after the draft contract and supporting documents are sent to the purchasers solicitors unless the purchaser indicates before that time that he / she does not wish to proceed with the purchase. The developer will be entitled to retain 100% of the reservation fee if the purchaser fails to exchange contracts by the expiry of the said reservation period or withdraws from the purchase before that time; if contracts are exchanged before the expiry of the reservation period, credit will be given to the purchaser for the reservation fee against the deposit payable on exchange of contracts. For the avoidance of doubt, it is confirmed that this document does not constitute a contract for the sale of the property on the terms set out herein and the intended sale and purchase will remain subject to contract until such time as there is a formal exchange of contracts between the parties in the form prepared by the developer's solicitors and approved by the purchasers' solicitor.



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