



**Building Plot to the rear of Ashfield Lodge, 12 Torquay Road Newton Abbot TQ12 1AH. Accessed from Albion Hill or Gloucester Road**

**Residential development site for the erection of 2 Dwellings**

**offers in excess of £150,000**

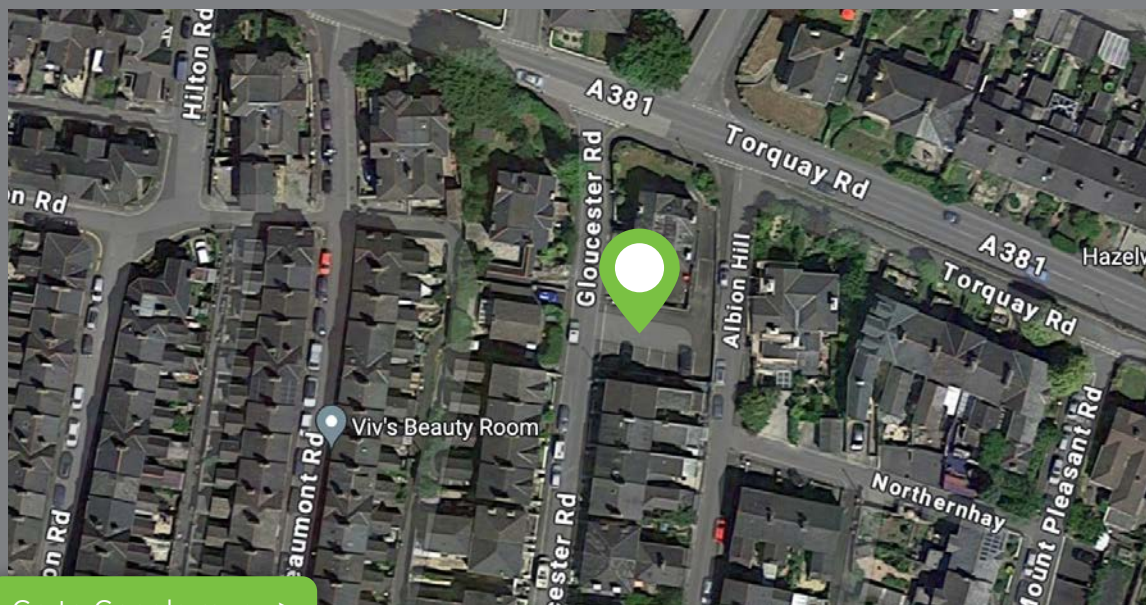
**complete.**

thoroughly good property agents



Building Plot to the rear of Ashfield Lodge,

## 12 Torquay Road, Newton Abbot TQ12 1AH



[Go to Google maps >](#)



### 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 | 07977 446 274**  
**land@completeproperty.co.uk**

# Contents

**3** - [Site Location Plan >

**4** - [Plot >  
Planning >  
CIL >  
Indicative Site Layout >

**5** - [Proposed Floor Plans >

**6** - [Elevations >

**7** - [Value Added Tax >  
Services >  
Technical Information >

**8** - [Method of Sale >  
Viewing >

# Site Location Plan



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

# The Plot

The site is located only a short walk from the centre of the thriving market town of Newton Abbot.

The site, formerly a car park for Ashfield Lodge, spans approximately 0.06 of an acre and has access from both Albion Hill and Gloucester Road.

Planning permission has been granted to construct two three bedroom, semi-detached houses. Each house will measure approximately 958 square feet (89.12 square metres). Both houses will have off-street parking and gardens. The internal layout of the homes will provide spacious living accommodation on the ground floor, including a living room, a kitchen/dining area, a cloakroom, and a utility/storeroom. On the first floor, there will be three bedrooms, including a master bedroom with an ensuite bathroom, a family bathroom, and an airing cupboard.

Outside, there will be gardens to the front and rear, along with off-street parking accessed from Albion Hill.

# Planning

Reserved matter approval has been granted by Teignbridge District Council under planning reference number **23/01115/REM**

[Click here to view the Planning Application](#) →

# CIL

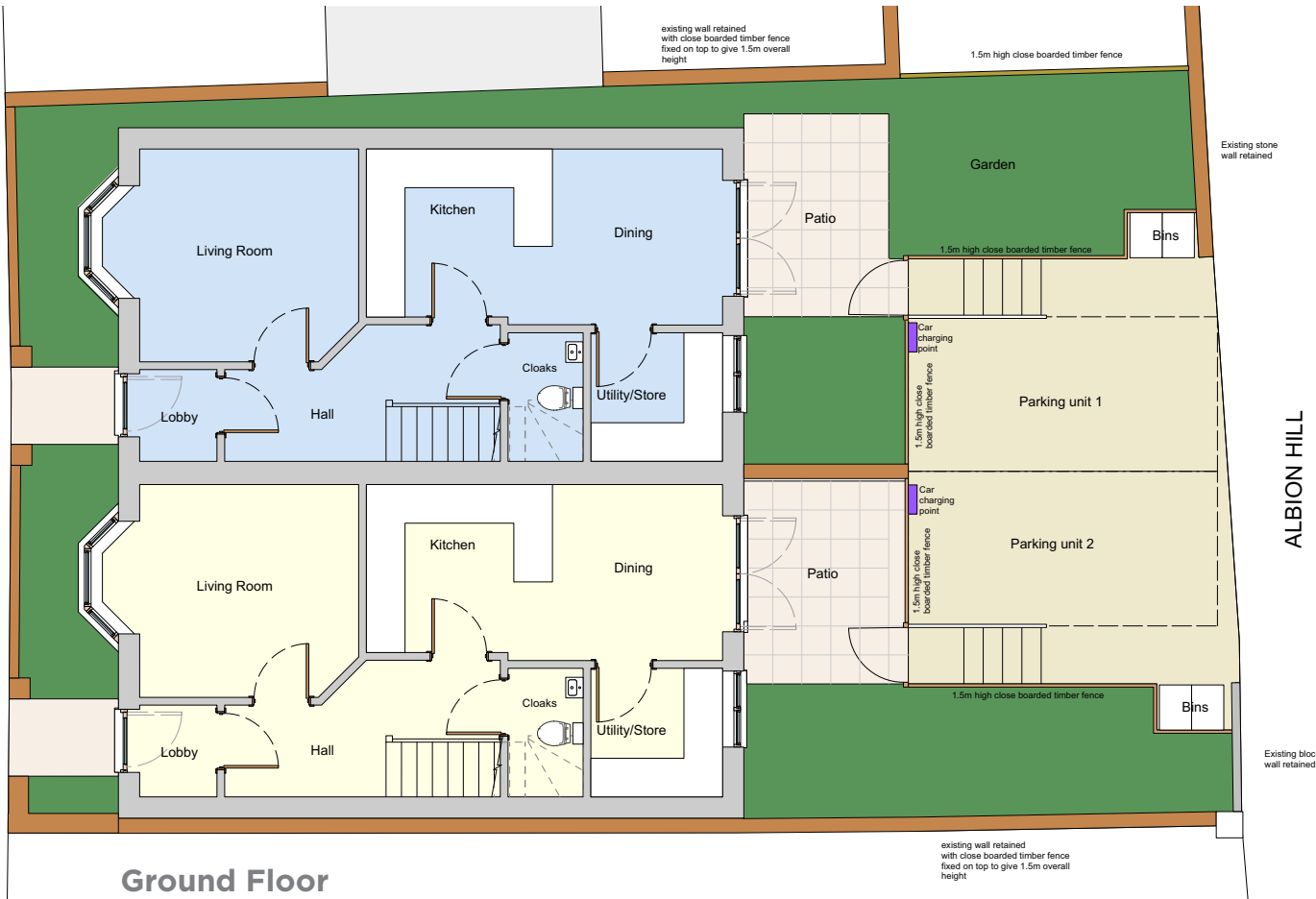
Community Infrastructure Levy (CIL) will be payable in relation to the new additional Gross Internal Floor Area of the open market dwellings (GIFA). The CIL payment as published for the site is £18,984.78

# Indicative site layout



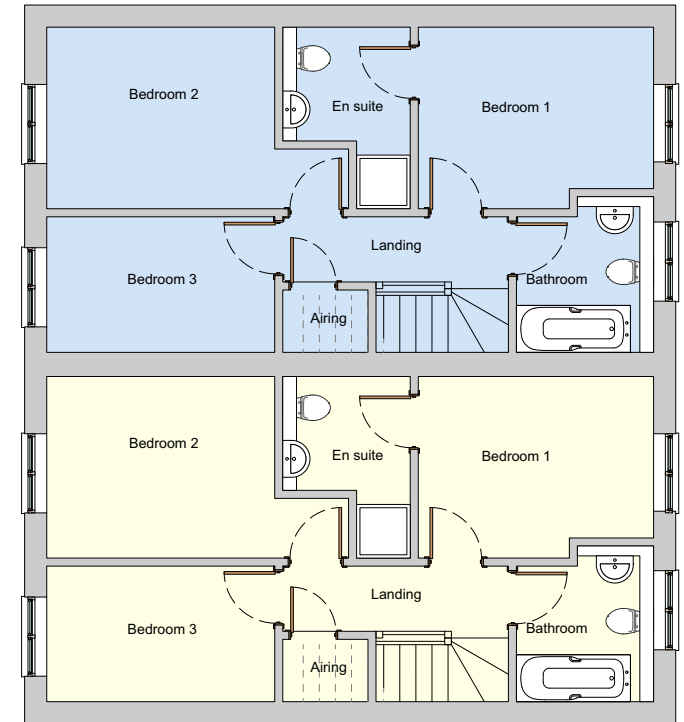
# Proposed Floor Plans

Gross internal floor area per unit 89.12m<sup>2</sup> (958ft<sup>2</sup>)



**Ground Floor**

Living	3.98m x 3.30m	(13'0 x 10'10)
Kitchen/dining	5.53m x 2.73m	(18'2 x 9'0)
Utility/store	2.04m x 2.00m	(6'8 x 6'7)



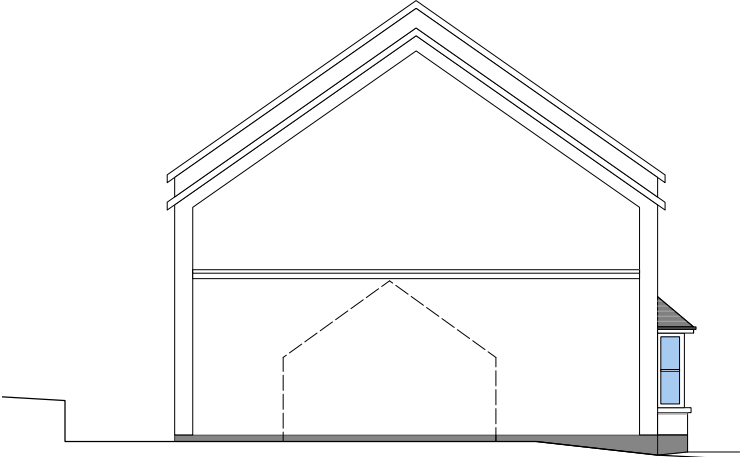
**First Floor**

Bedroom 1	3.51m x 2.71m	(11'6 x 8'11)
Bedroom 2	3.40m x 2.71m	(11'2 x 8'11)
Bedroom 3	3.40m x 2.02m	(11'2 x 6'8)
Bathroom	2.32m x 2.03m	(7'7 x 6'8)
En-suite	2.71m x 1.90m	(8'11 x 6'3)

# Elevations



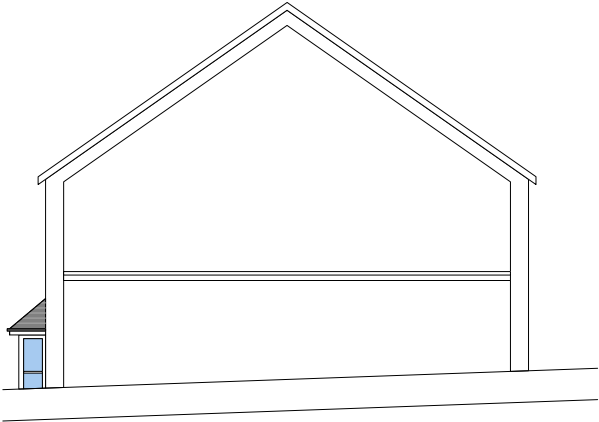
West Elevation



North Elevation



East Elevation



South Elevation



## Value Added Tax

VAT will be charged on the purchase price unless the land is purchased by an individual who notifies the seller that they intend to develop a dwelling on the land for their own personal use (and specific notifications are provided by the private individual), this cannot be for business use, in which case no VAT will be charged.

## Services

Buyers should make all relevant services enquires prior to purchase

## Further Technical information

We have collated a data folder of further technical information which includes:

- **Site Location Plan**
- **Indicative layout & Elevations**
- **Drainage Strategy**
- **Design & Access Statement**
- **CIL Notice**
- **Site Levels**
- **Decision Notice**

[Click here to view the data pack](#) →







## Method of Sale

The site featured in these particulars is for sale by informal tender. All proposals for the purchase of the land shall be submitted to Will Smith at Complete Land.

**01626 832 063 | 07977 446 274**  
**land@completeproperty.co.uk**



## Viewing

The site is viewable by appointment only. Please get in touch with Will Smith at Complete Land to book an appointment or if you have any questions about the site.

**01626 832 063 | 07977 446 274**  
**land@completeproperty.co.uk**



**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 | 07977 446 274

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

Our note. For clarification we have prepared these sales particulars as a general guide. If there are any important matters which are likely to affect your purchase decision, please contact us. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the plot. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the plot. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your transaction.

