

**Building plot, 1 Lyndhurst Avenue, Kingskerswell,
Newton Abbot, TQ12 5AJ**

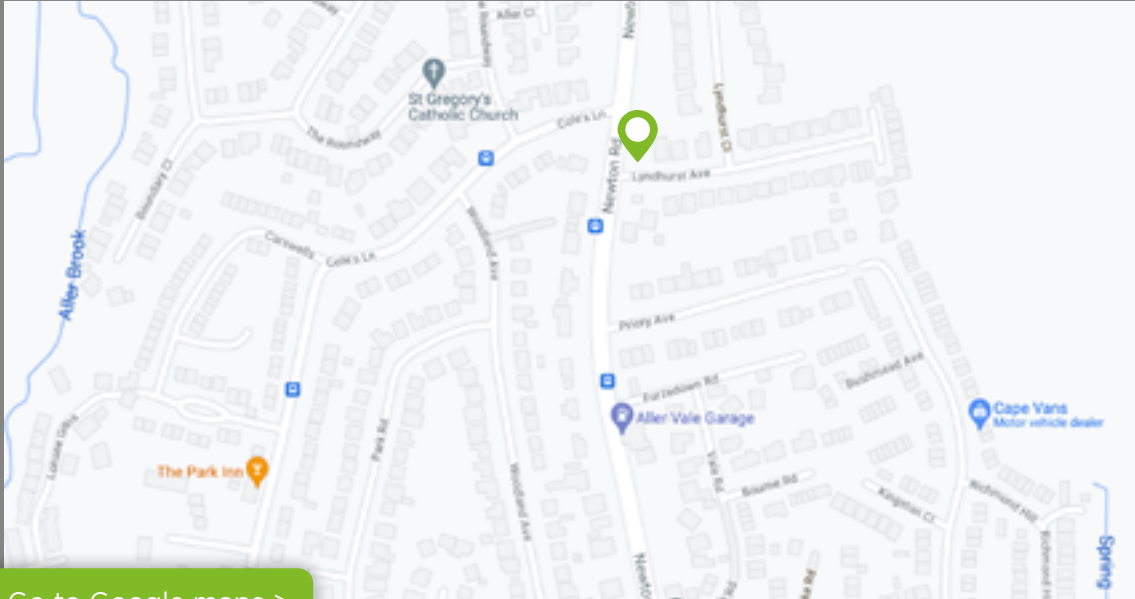
Price guide: £150,000



thoroughly good property agents

The Site

Building plot, 1 Lyndhurst Avenue, Kingskerswell, Newton Abbot, TQ12 5AJ



[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

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[Click here to see all of the relating documents to this site](#)





The Plot

A rare opportunity to acquire a single building plot extending to approximately 0.12 acre located in the desirable village of Kingskerswell, between the market town of Newton Abbot and the English Riviera.

The Plot has planning for a detached house with an overall size of 166.68sqm including the attached garage. The current proposed design shows a three bedroom detached house but the overall square meterage would easily allow space to create a four bedroom home by redesigning the internal layout.

The plot is of a good size and would be ideal as a self build project to create a family home in a desirable location.

Planning

The site has a detailed planning permission from Teignbridge District Council under planning reference 21/00983/FUL.

Portal Link:

[Go to portal >](#)

Cil

The current CIL liability as calculated by Teignbridge District Council is £16,256.53

Agents note If the plot is being built for self-build purposes CIL may not be liable as long as the property is not sold within 3 years of its construction. Buyers should satisfy themselves of their eligibility for CIL exemption prior to purchase.



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 and New Homes.

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Viewing

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

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Site location plan

Building plot adjacent to 1 Lyndhurst Avenue, Kingskerwell, Newton Abbot TQ12 5AG

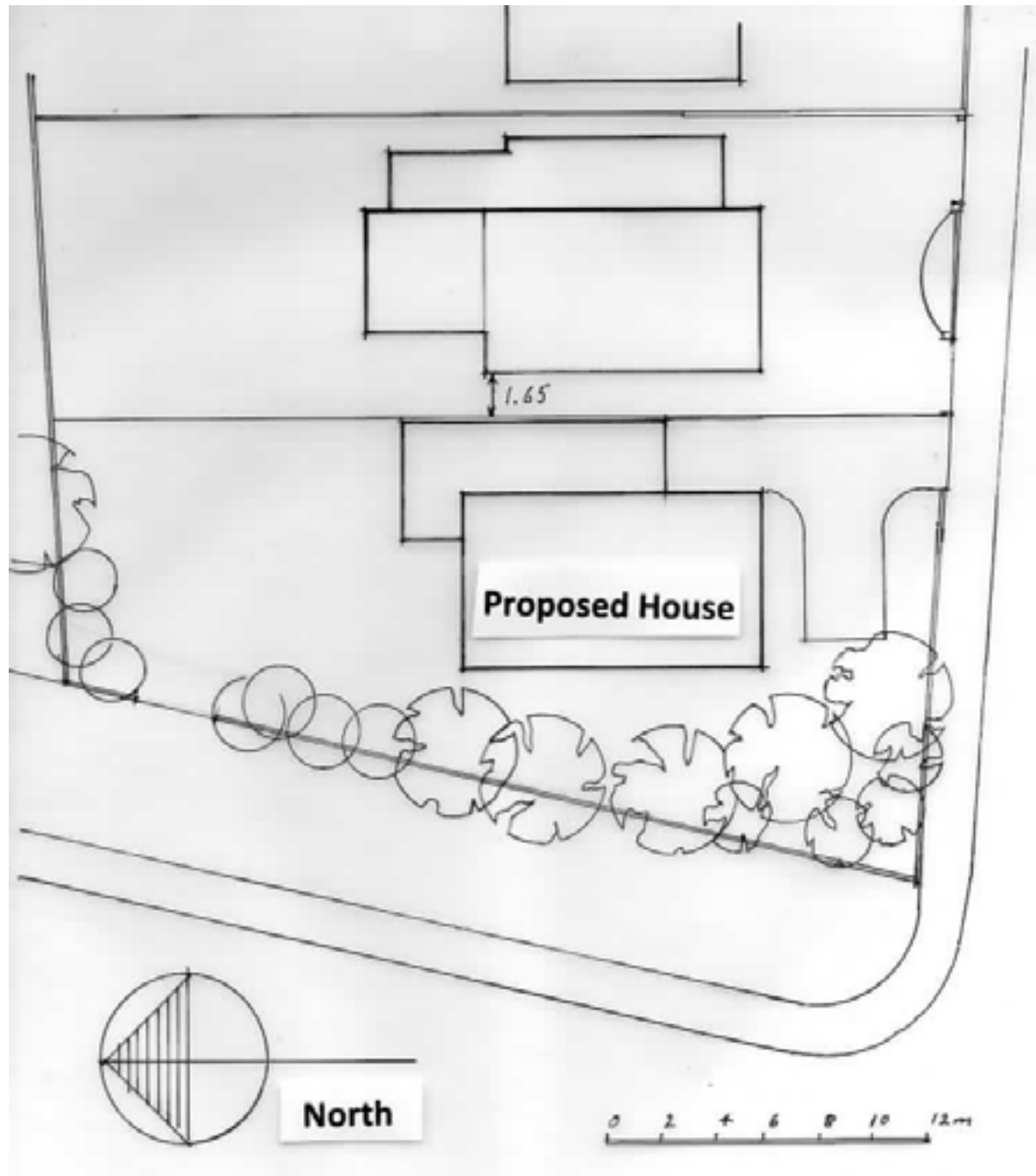
Not to scale



Proposed Site plan

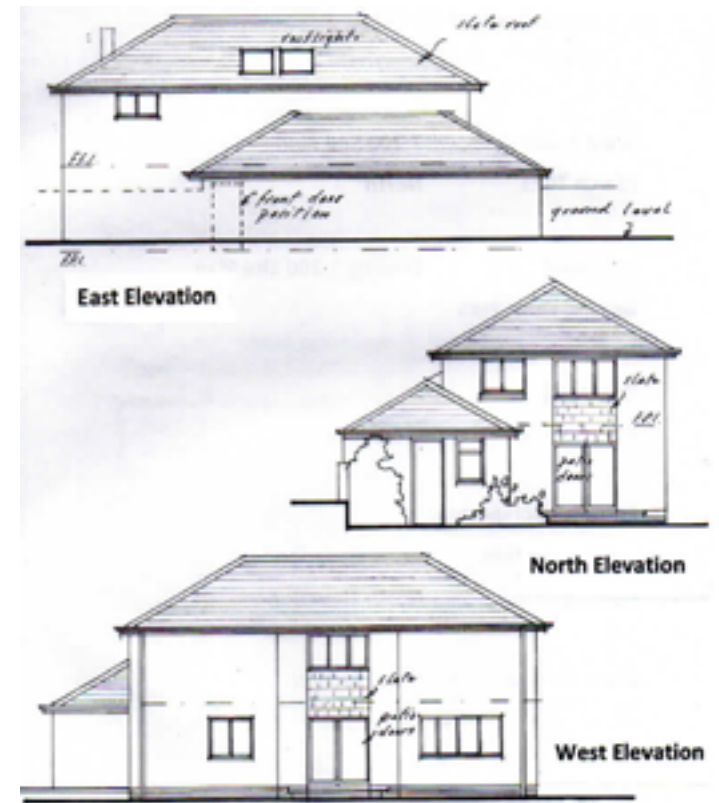
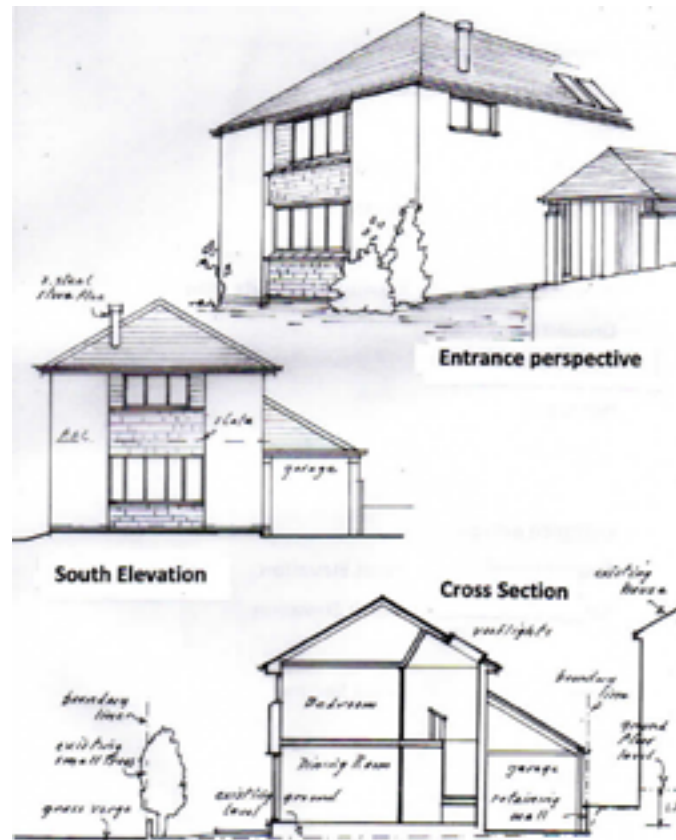
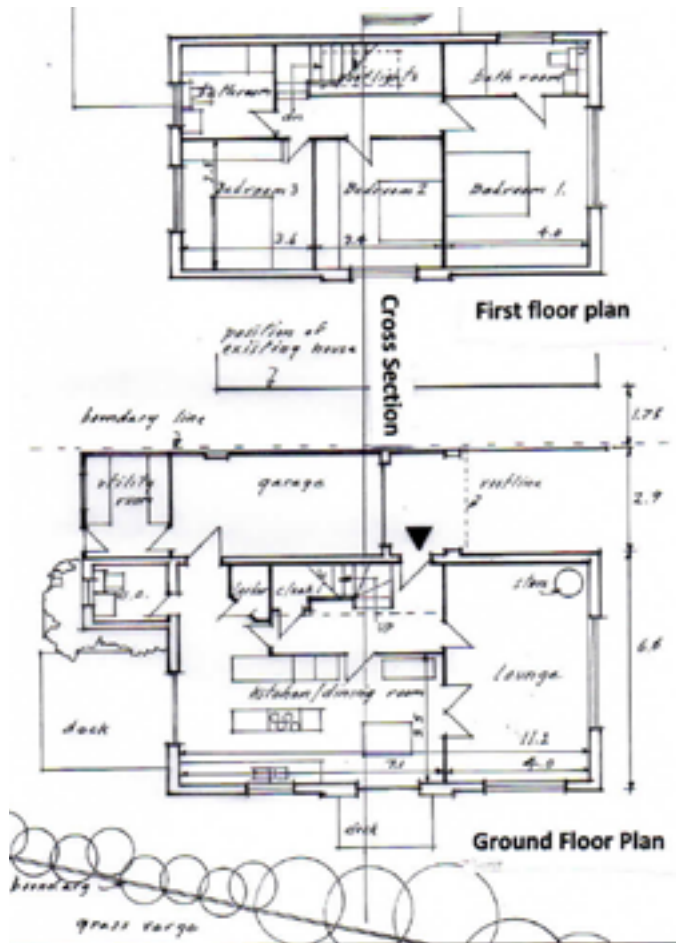
Building plot adjacent to 1 Lyndhurst Avenue, Kingskerwell, Newton Abbot TQ12 5AG

Not to scale



Proposed Floor plans

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complete.

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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.

