



Self-Build Plots

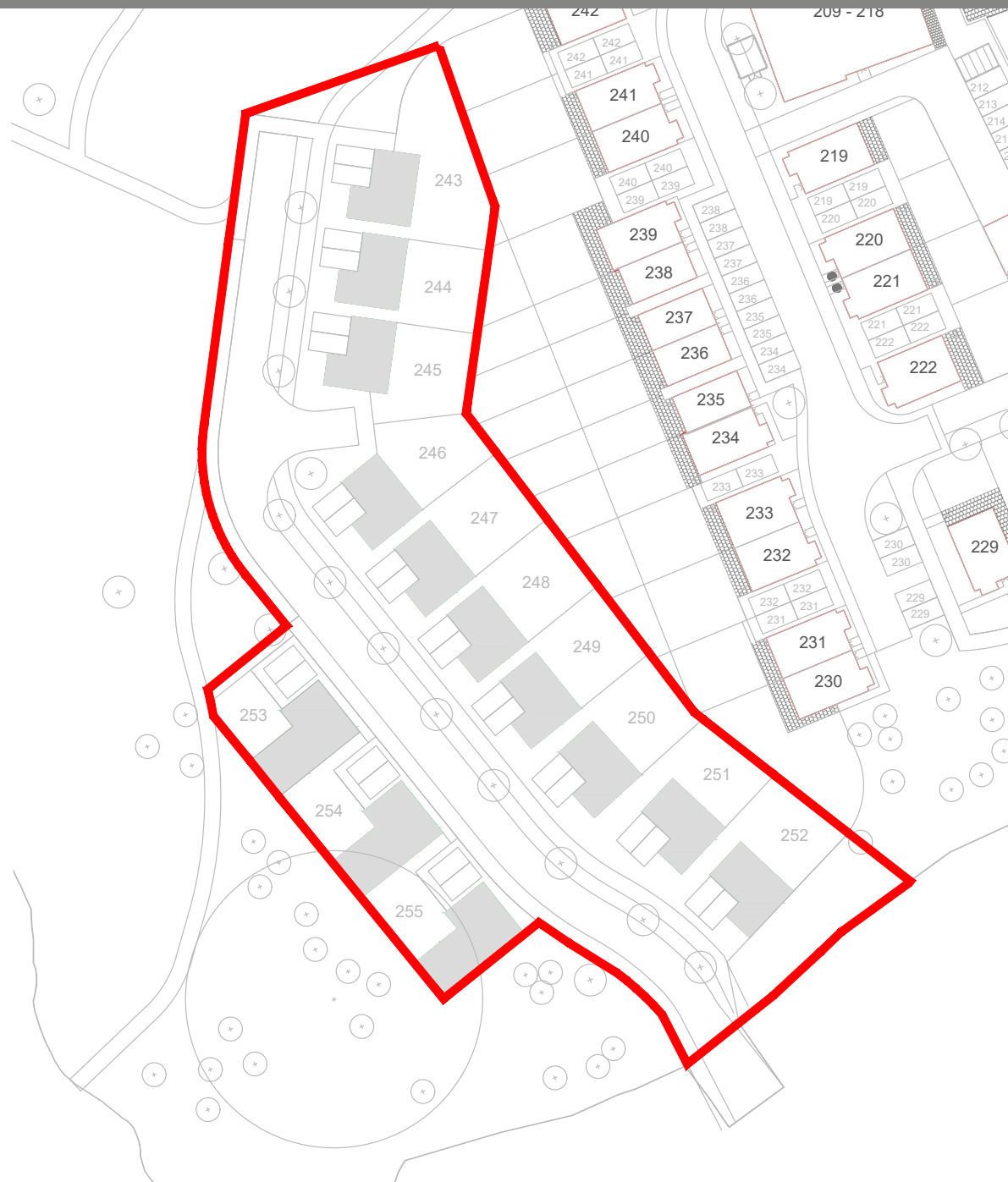
Higher Exeter Road, Teignmouth, Devon

A prime self-build opportunity situated in an elevated position in the popular coastal town of Teignmouth.

Guide Prices from: £175,000

complete.

thoroughly good property agents



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

01626 830965

land@completeproperty.co.uk

Self-Build Plots

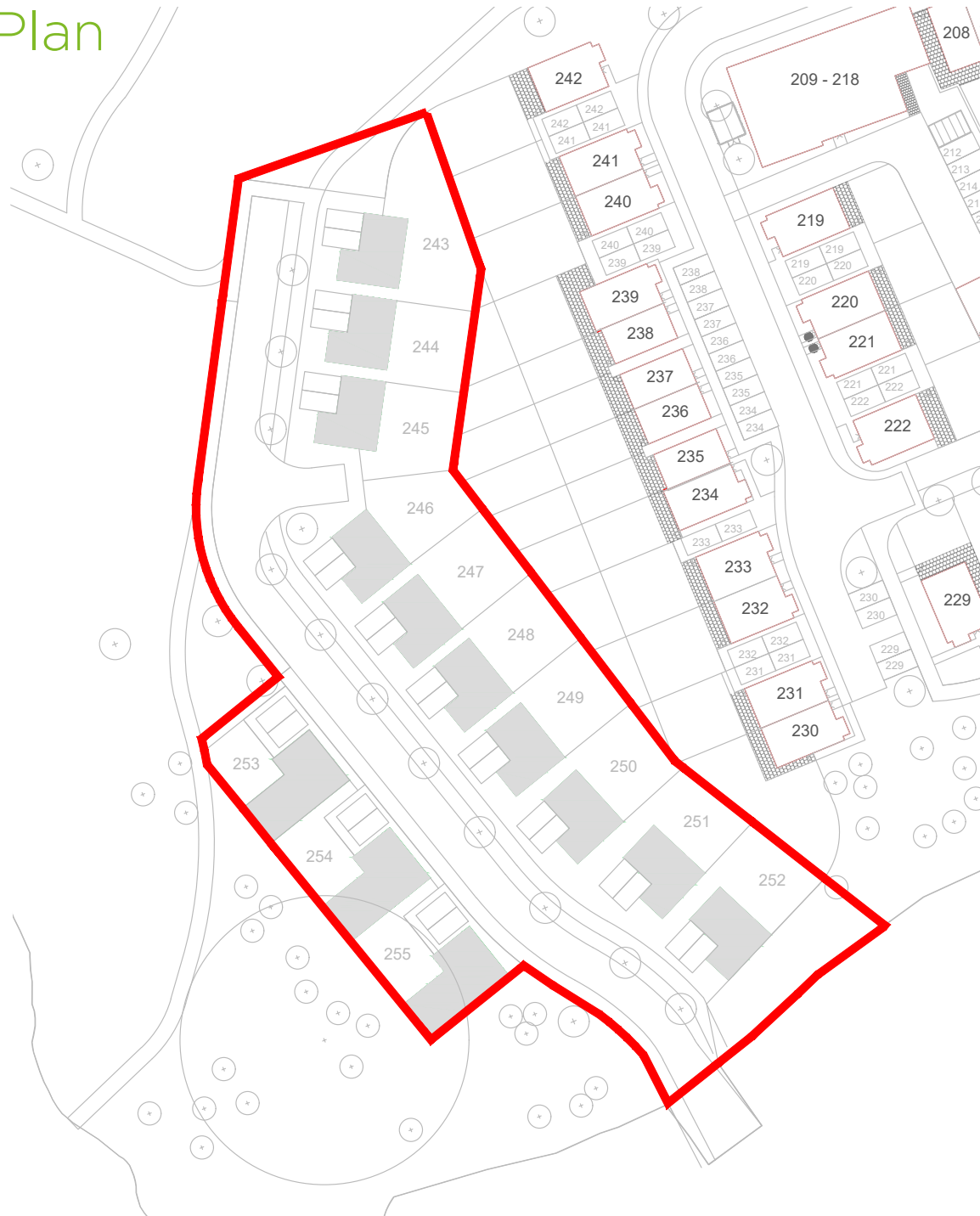
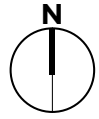
Higher Exeter Road,
Teignmouth, Devon,

Guide Prices from: £175,000

Contents

- 4** Site Plan
- 5** The Plots
- 5** Self Build Mortgages
- 6** Planning
- 6** Method of Sale
- 6** Viewing
- 7** Plot Code:
Design Parameters and Boundary
Treatments
- 9** Plot Passports
- 36** Materials Palette
- 37** Rules of Your Build
- 39** The Location

Site Plan



The Plots

A rare opportunity to purchase one of 13 fully serviced self-build plots located in the highly desirable and elevated position within the coastal town of Teignmouth. Each plot is being sold fully serviced to the edge of the plot and in line with the 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 gross plot area as well as the developable footprint areas and maximum dwelling footprints. Please refer to each of the plot passports enclosed with reference to the opportunity each plot offers self-builders.

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 13 self build plots under applications 17/02480/MAJ. 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.

01626 832 063 | land@completeproperty.co.uk

Plot Code: Design Parameters and Boundary Treatments

	Requirement		
Location	13 self-build plots to the south of Phase 2. (Plots 243-255)		
Land Use	Previously - Agricultural, Post construction - Residential		
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 local area including the wider site and the neighbouring developments.		
Materials	<p>The following materials palette must be accorded to for façade and roofing unless an alternative has been approved by Teignbridge council.</p> <table border="0"> <tr> <td> <p>Wall finishes</p> <ul style="list-style-type: none"> • Brick - any type of clay brick • Stone - To match Local stone • Timber cladding - Any species and any natural finish such as natural or dark stain or charred finish • Slate - Any type of natural slate hanging or slate walling • Metal Cladding - Any type of standing seam cladding with a grey, oxidized copper or copper/brass finish • Render - Render colours should be similar or compliment other finishes on the dwelling </td> <td> <p>Roof Finishes</p> <ul style="list-style-type: none"> • Slate - Any type of slate • Tiles - Any type of plain clay or smooth red/orange concrete tiles with a slim profile • Metal - Any type of standing seam roof finish with a grey, oxidized copper or copper/brass finish. • Flat roof - Any type of green roof, EPDM, felt or single-ply membrane • Solar Tiles - Any type of integrated solar/pv tiles or slates. </td> </tr> </table>	<p>Wall finishes</p> <ul style="list-style-type: none"> • Brick - any type of clay brick • Stone - To match Local stone • Timber cladding - Any species and any natural finish such as natural or dark stain or charred finish • Slate - Any type of natural slate hanging or slate walling • Metal Cladding - Any type of standing seam cladding with a grey, oxidized copper or copper/brass finish • Render - Render colours should be similar or compliment other finishes on the dwelling 	<p>Roof Finishes</p> <ul style="list-style-type: none"> • Slate - Any type of slate • Tiles - Any type of plain clay or smooth red/orange concrete tiles with a slim profile • Metal - Any type of standing seam roof finish with a grey, oxidized copper or copper/brass finish. • Flat roof - Any type of green roof, EPDM, felt or single-ply membrane • Solar Tiles - Any type of integrated solar/pv tiles or slates.
<p>Wall finishes</p> <ul style="list-style-type: none"> • Brick - any type of clay brick • Stone - To match Local stone • Timber cladding - Any species and any natural finish such as natural or dark stain or charred finish • Slate - Any type of natural slate hanging or slate walling • Metal Cladding - Any type of standing seam cladding with a grey, oxidized copper or copper/brass finish • Render - Render colours should be similar or compliment other finishes on the dwelling 	<p>Roof Finishes</p> <ul style="list-style-type: none"> • Slate - Any type of slate • Tiles - Any type of plain clay or smooth red/orange concrete tiles with a slim profile • Metal - Any type of standing seam roof finish with a grey, oxidized copper or copper/brass finish. • Flat roof - Any type of green roof, EPDM, felt or single-ply membrane • Solar Tiles - Any type of integrated solar/pv tiles or slates. 		
Plot frontage / setting	The principle elevation of the building must front the vehicular highway and a minimum of two parking spaces to be provided. A minimum of 50% of the front area to be a permeable surface with run off from any hard standing to be directed to this area.		
Boundary treatment	Any front boundary treatment must be to a maximum 1.1m high and are to either be a native hedge mix, mortared natural stone wall or a timber post and rail fence. Side/rear boundaries are to be a maximum 1.8m except where boundary walls are required. The use of close board/lap fencing along any front or public facing boundary is not permitted.		
Building heights	The ridge heights should be predominately 2 stories although the plots lend themselves to split level dwellings. The height of the plots should not lead to other properties becoming overlooked.		









Plot Passports

Plot: 243

Guide Price:
£200,000

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293051, N 74671
- B** E 293059, N 74670
- C** E 293064, N 74681
- D** E 293071, N 74661
- E** E 293071, N 74655
- F** E 293049, N 74658

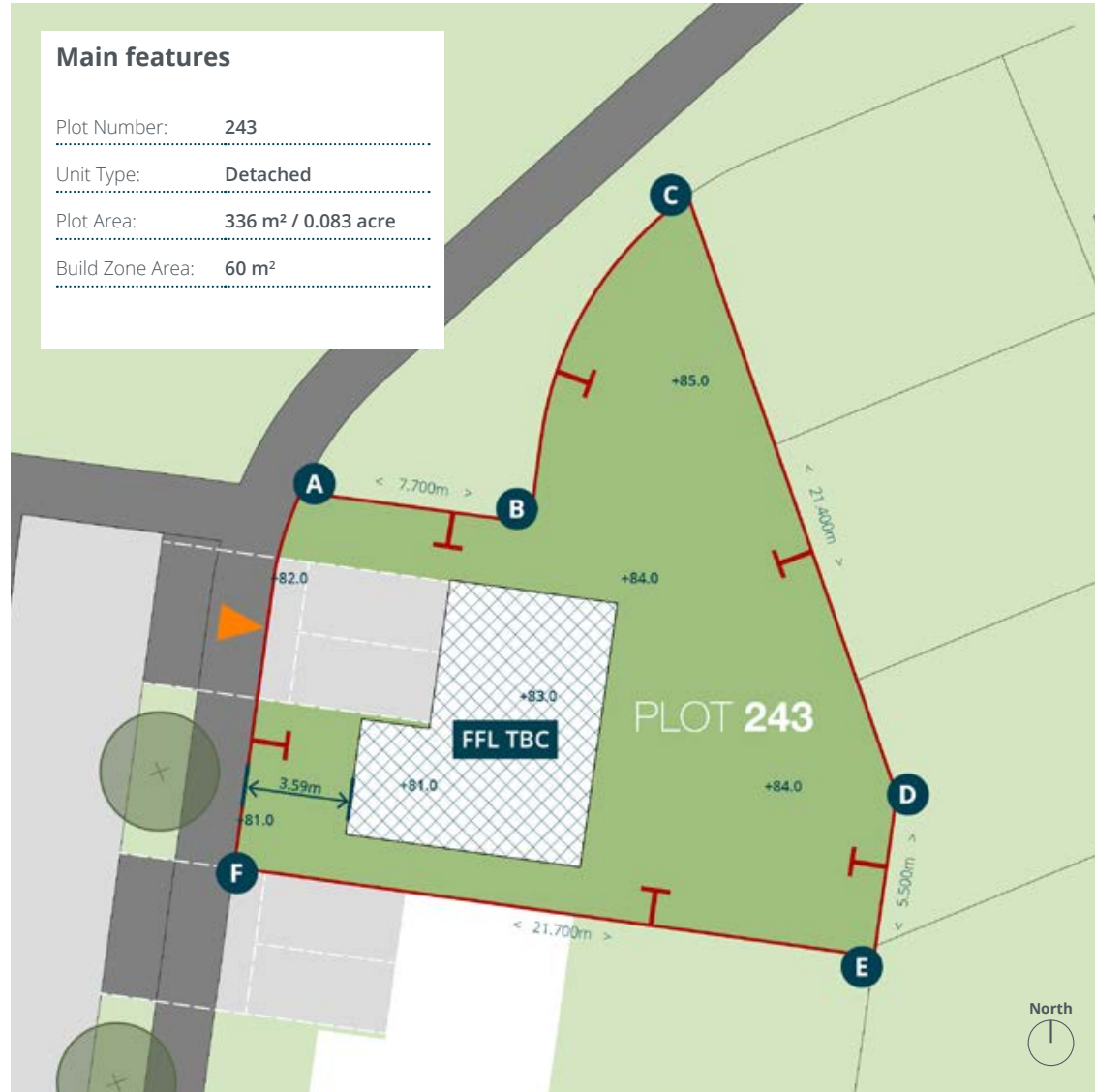
Main features

Plot Number: **243**

Unit Type: **Detached**

Plot Area: **336 m² / 0.083 acre**

Build Zone Area: **60 m²**



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels

Utility supply features

Electricity
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max

Water
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.

Telecoms
Fibre Service



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

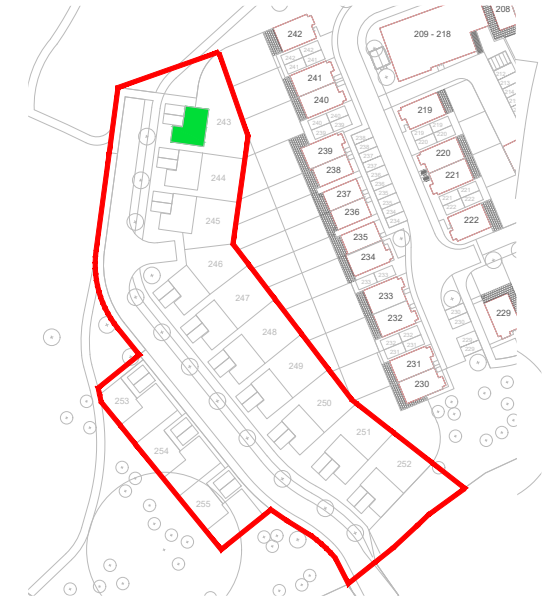
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage







Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Plot: 244

Guide Price:
£200,000

Key

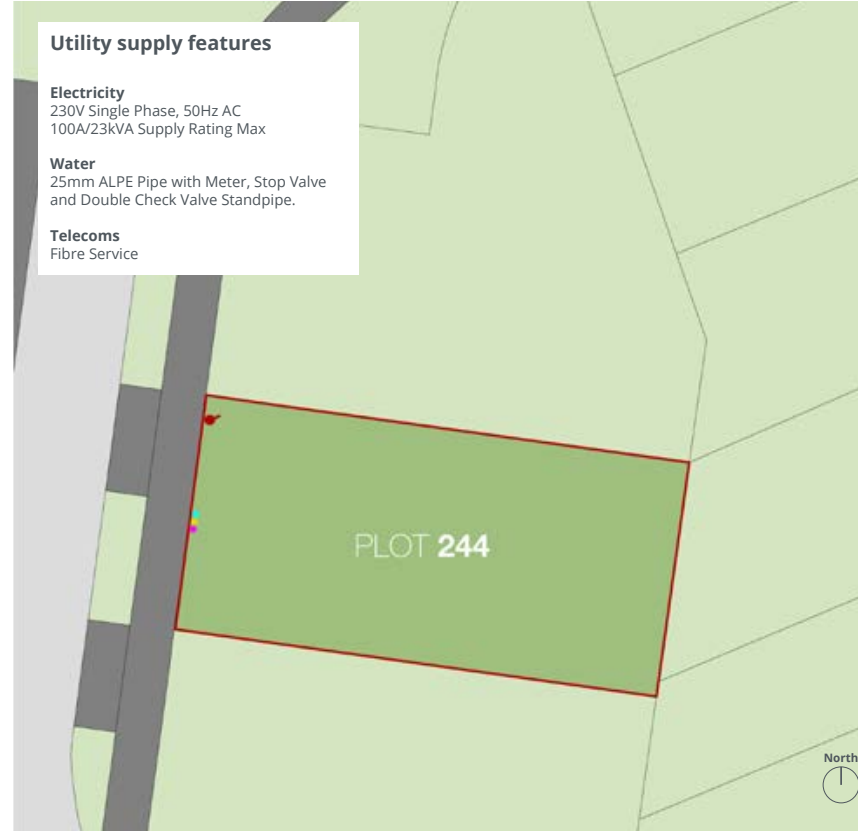
-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. *May be varied subject to TDC approval*
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

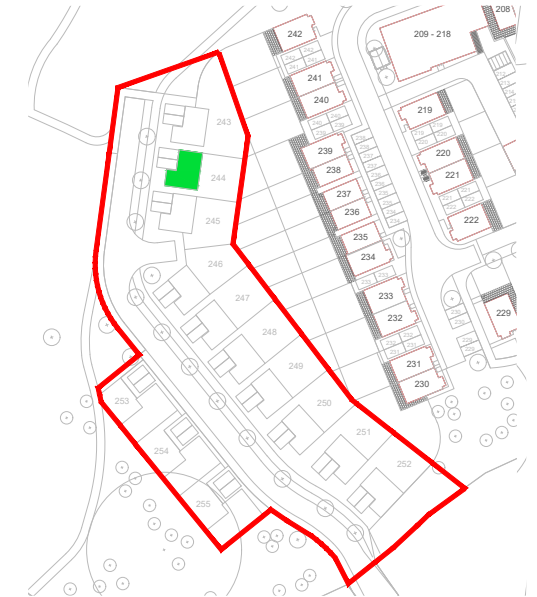
- A** E 293049, N 74658
- B** E 293071, N 74655
- C** E 293069, N 74645
- D** E 293048, N 74648



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels



- Electricity Supply
- Water Supply
- Telecoms Supply
- Drainage



Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.







Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.

Plot: 245

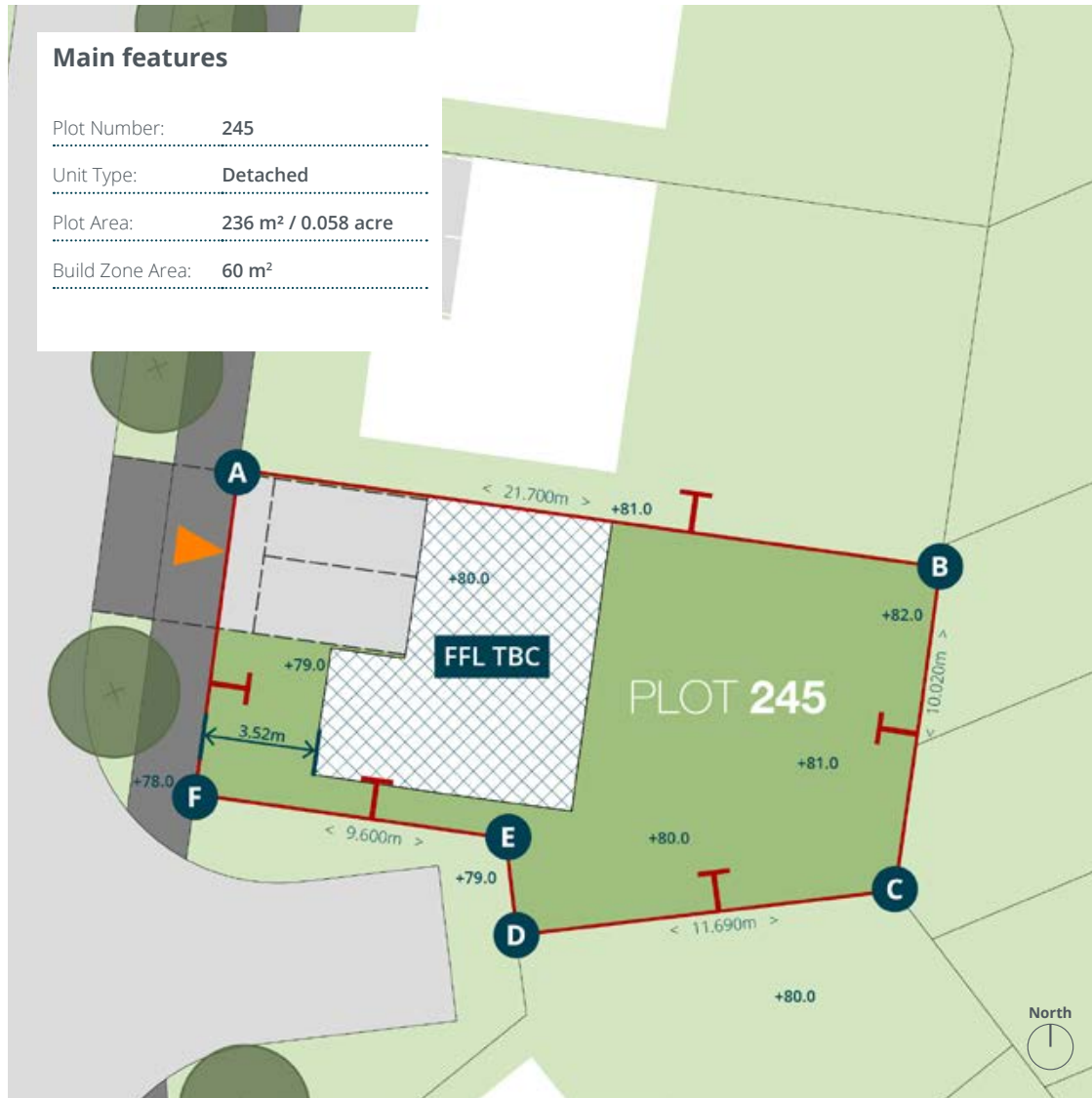
Guide Price:
£200,000

Key

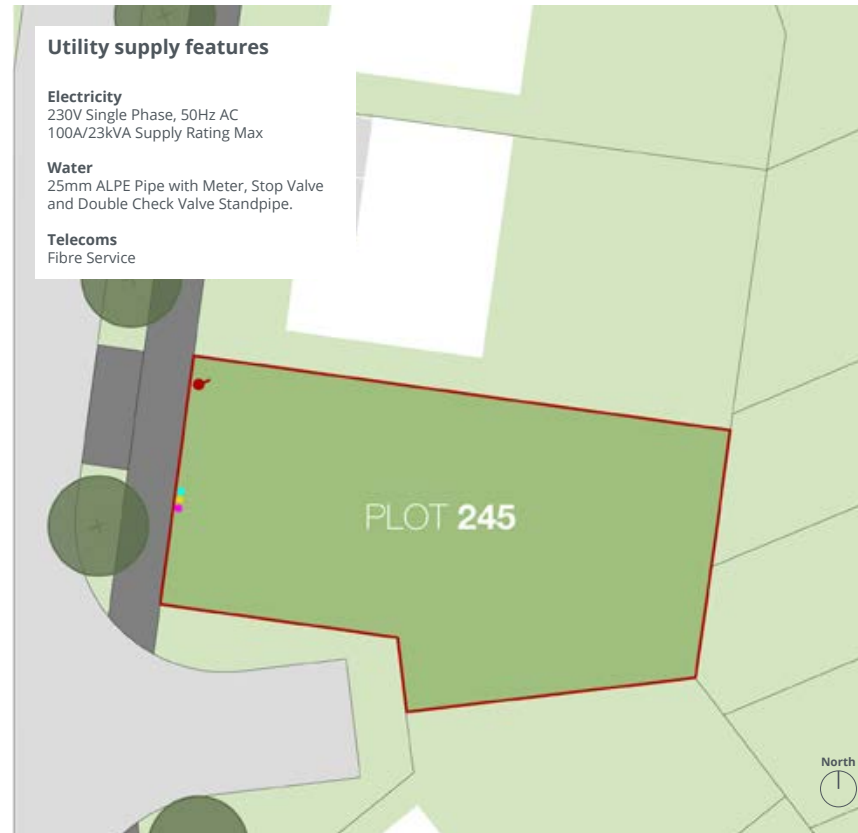
-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. *May be varied subject to TDC approval*
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293048, N 74648
- B** E 293069, N 74645
- C** E 293068, N 74635
- D** E 293056, N 74633
- E** E 293056, N 74636
- F** E 293046, N 74638



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels



- Electricity Supply
- Water Supply
- Telecoms Supply
- Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

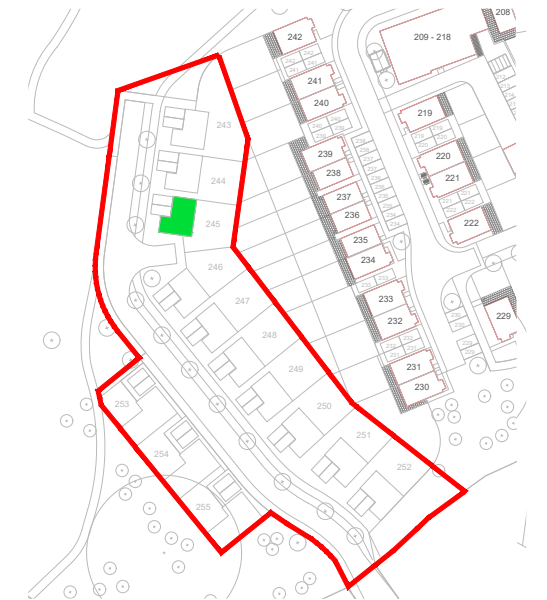
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage







Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Plot: 246

Guide Price:
£200,000

Key

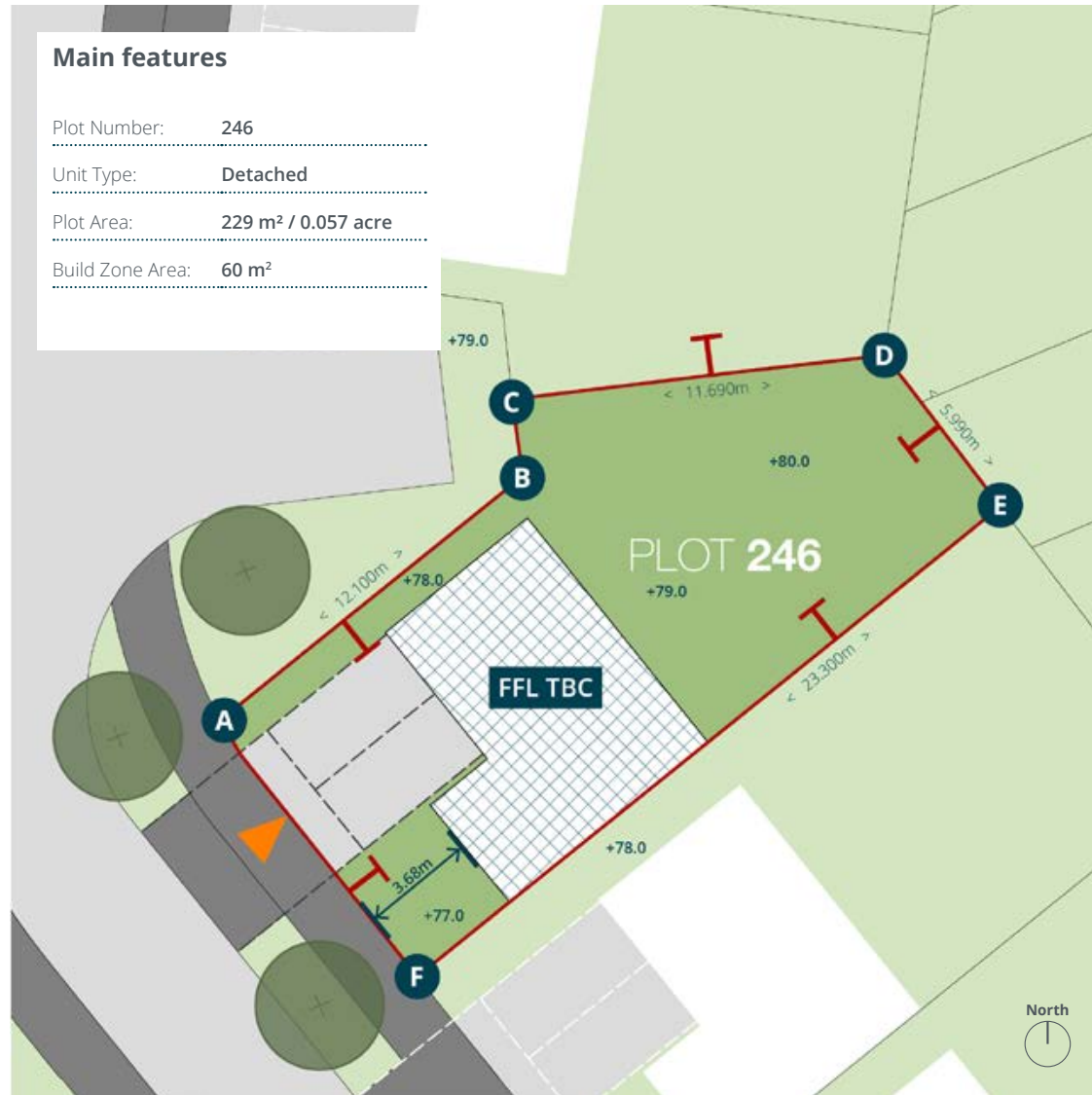
-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL.
May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293047, N 74623
- B** E 293056, N 74631
- C** E 293056, N 74633
- D** E 293068, N 74635
- E** E 293071, N 74630
- F** E 293053, N 74615

Main features

Plot Number:	246
Unit Type:	Detached
Plot Area:	229 m ² / 0.057 acre
Build Zone Area:	60 m ²



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels

Utility supply features

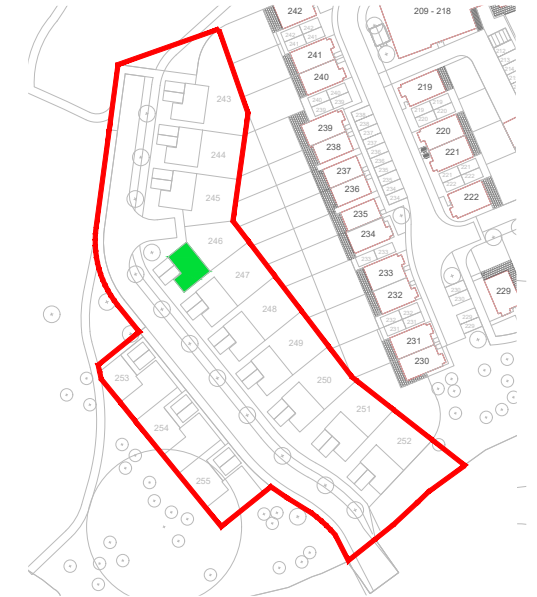
Electricity
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max

Water
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.

Telecoms
Fibre Service



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage



Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.







Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.

Plot: 247

Guide Price:
TBC

Key

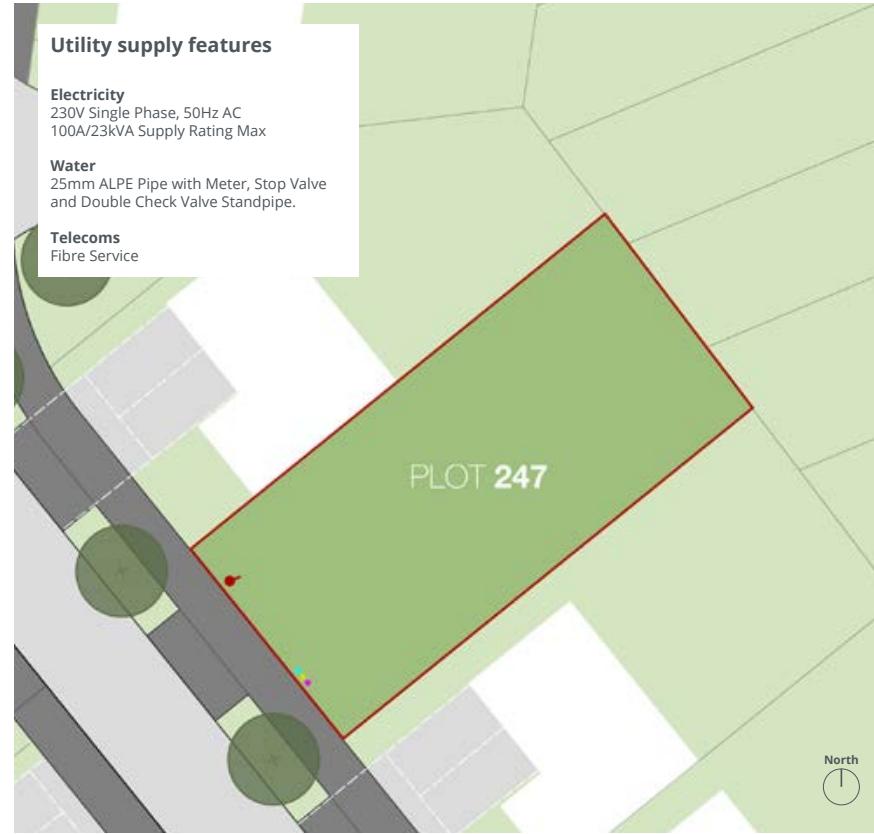
-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293053, N 74615
- B** E 293071, N 74630
- C** E 293078, N 74622
- D** E 293060, N 74607



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

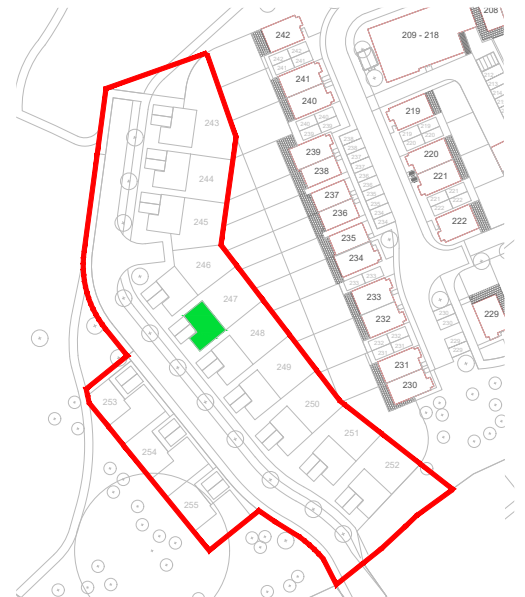
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage







Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Plot: 248

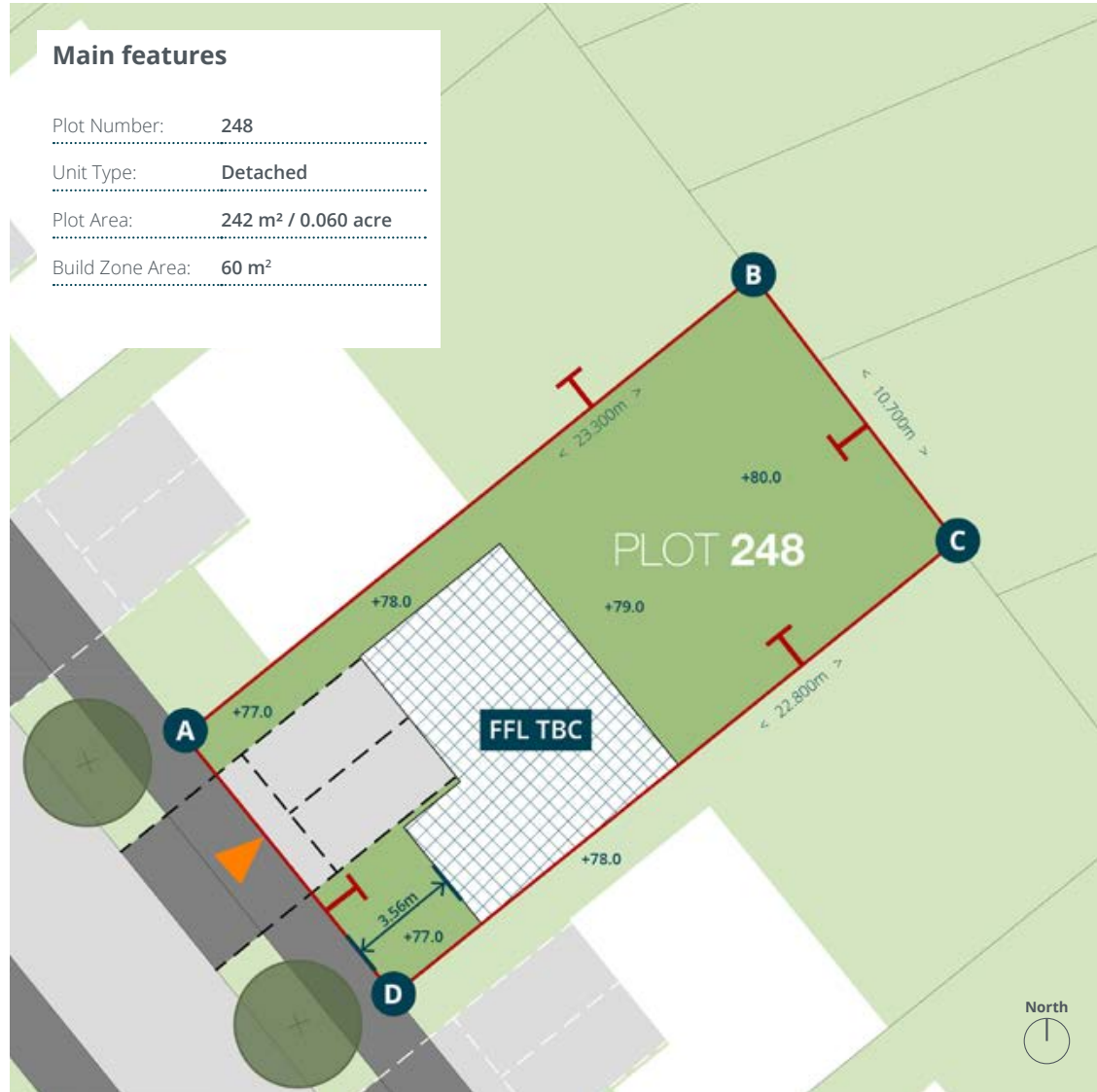
Guide Price:
TBC

Key

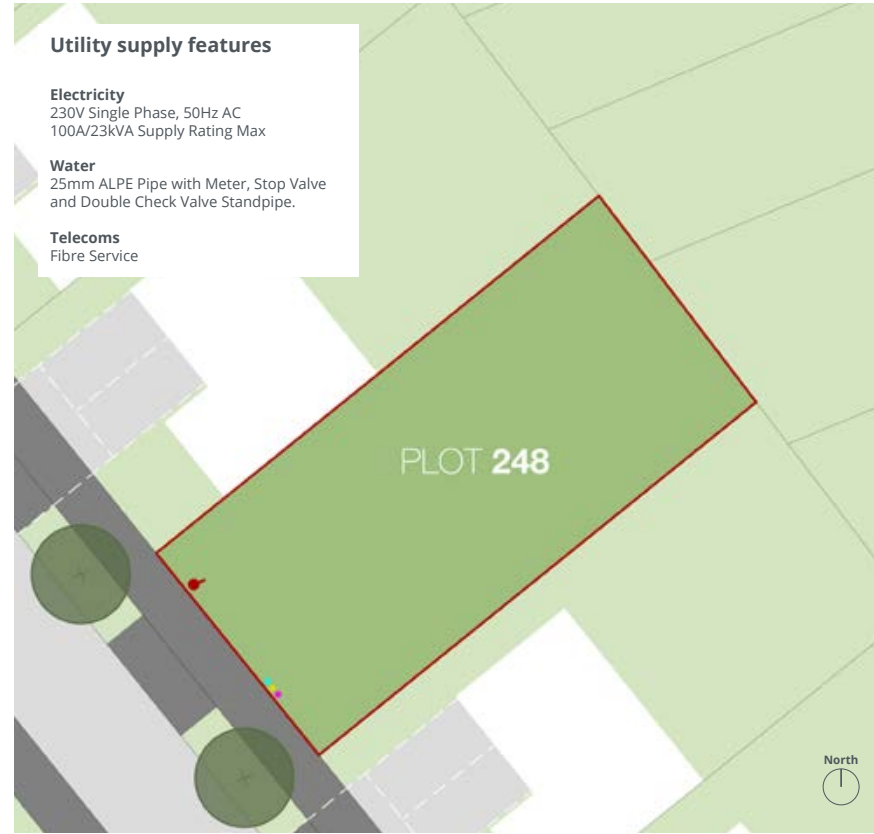
-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. *May be varied subject to TDC approval*
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293060, N 74607
- B** E 293078, N 74622
- C** E 293084, N 74613
- D** E 293067, N 74599



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC. Recommended ASHP

Water

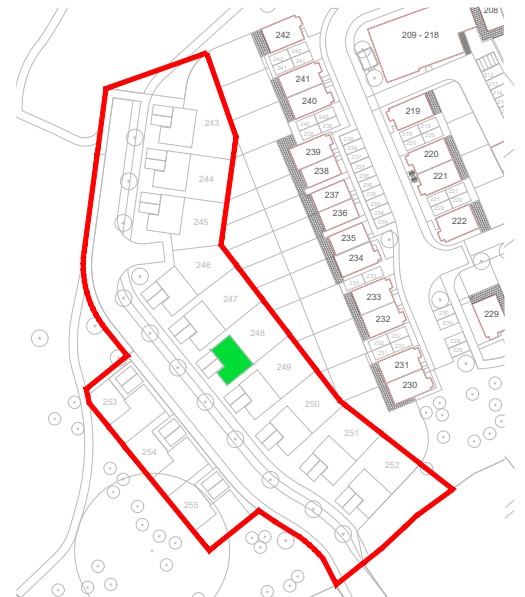
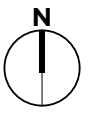
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage







Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Plot: 249

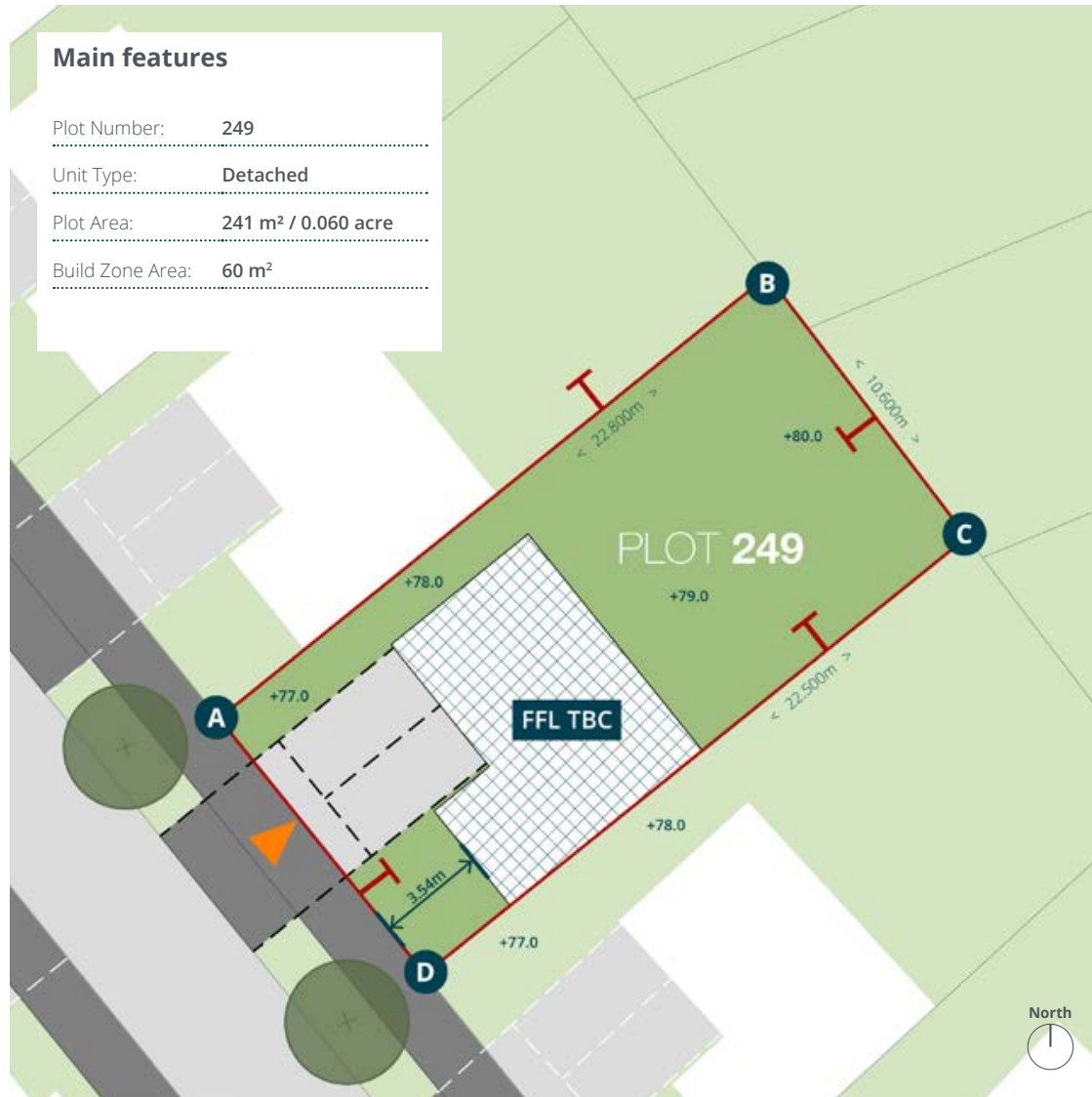
Guide Price:
TBC

Key

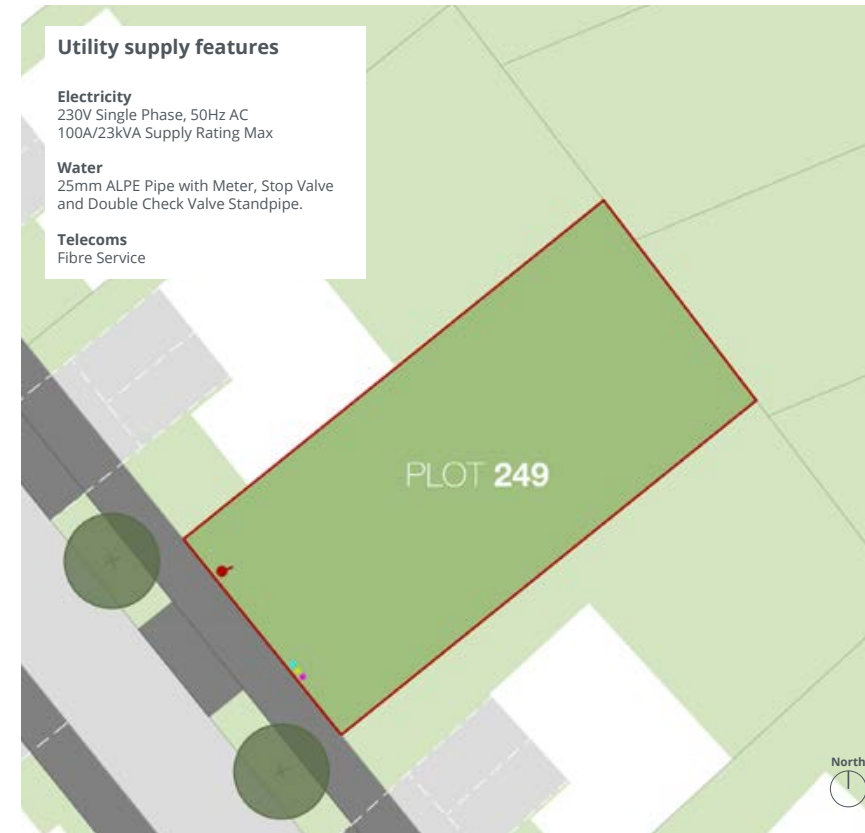
-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

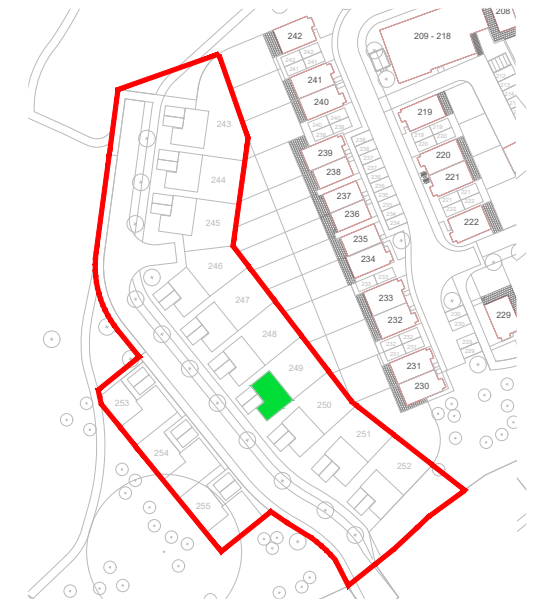
- A** E 293067, N 74599
- B** E 293084, N 74613
- C** E 293091, N 74605
- D** E 293073, N 74591



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels



- Electricity Supply
- Water Supply
- Telecoms Supply
- Drainage



Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.







Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.

Plot: 250

Price:
£175,000

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL.
May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293073, N 74591
- B** E 293091, N 74605
- C** E 293097, N 74597
- D** E 293080, N 74582

Main features

Plot Number: **250**

Unit Type: **Detached**

Plot Area: **252 m² / 0.062 acre**

Build Zone Area: **60 m²**

Gui



Utility supply features

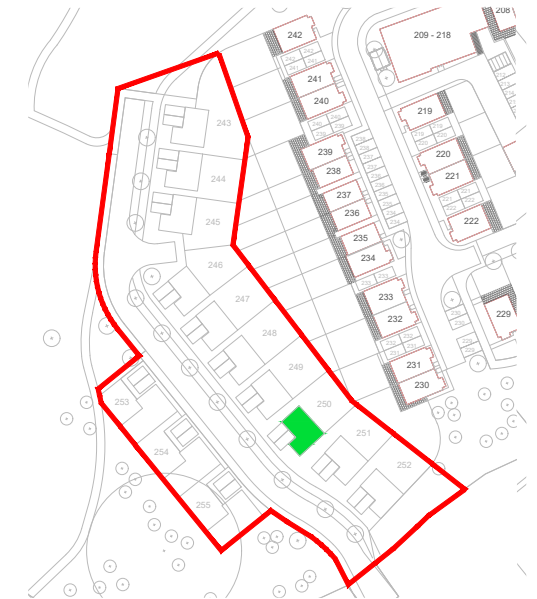
Electricity
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max

Water
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.

Telecoms
Fibre Service



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage



Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.







Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.

Plot: 251

Price:
£175,000

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL.
May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293080, N 74582
- B** E 293097, N 74597
- C** E 293104, N 74591
- D** E 293090, N 74576

Main features

Plot Number:	251
Unit Type:	Detached
Plot Area:	267 m² / 0.066 acre
Build Zone Area:	60 m²

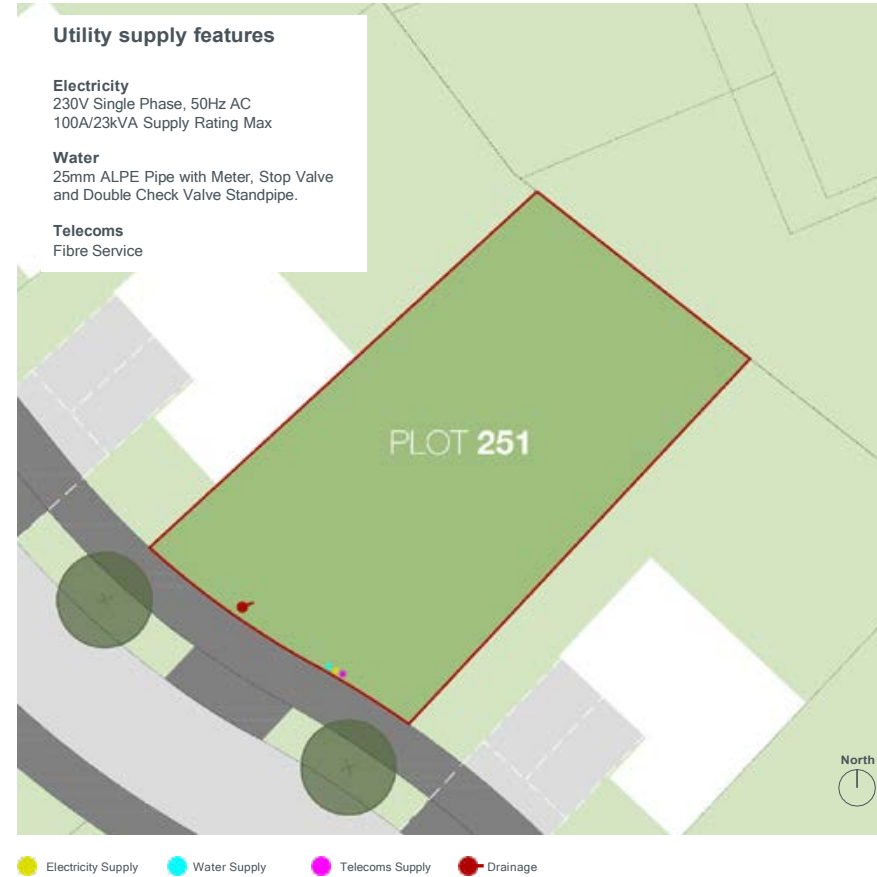


Utility supply features

Electricity
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max

Water
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.

Telecoms
Fibre Service



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

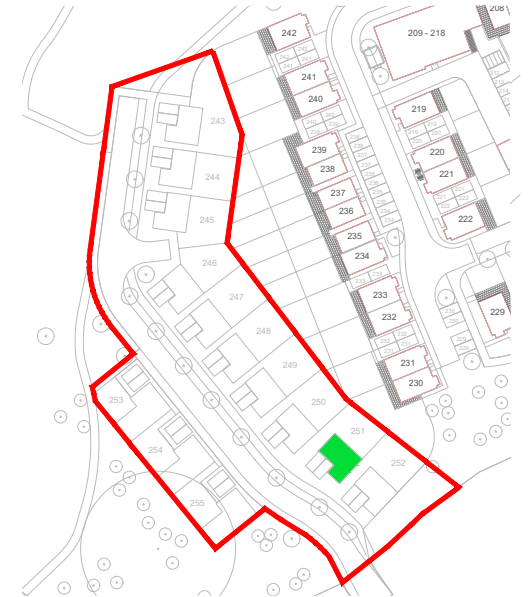
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage







Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Plot: 252

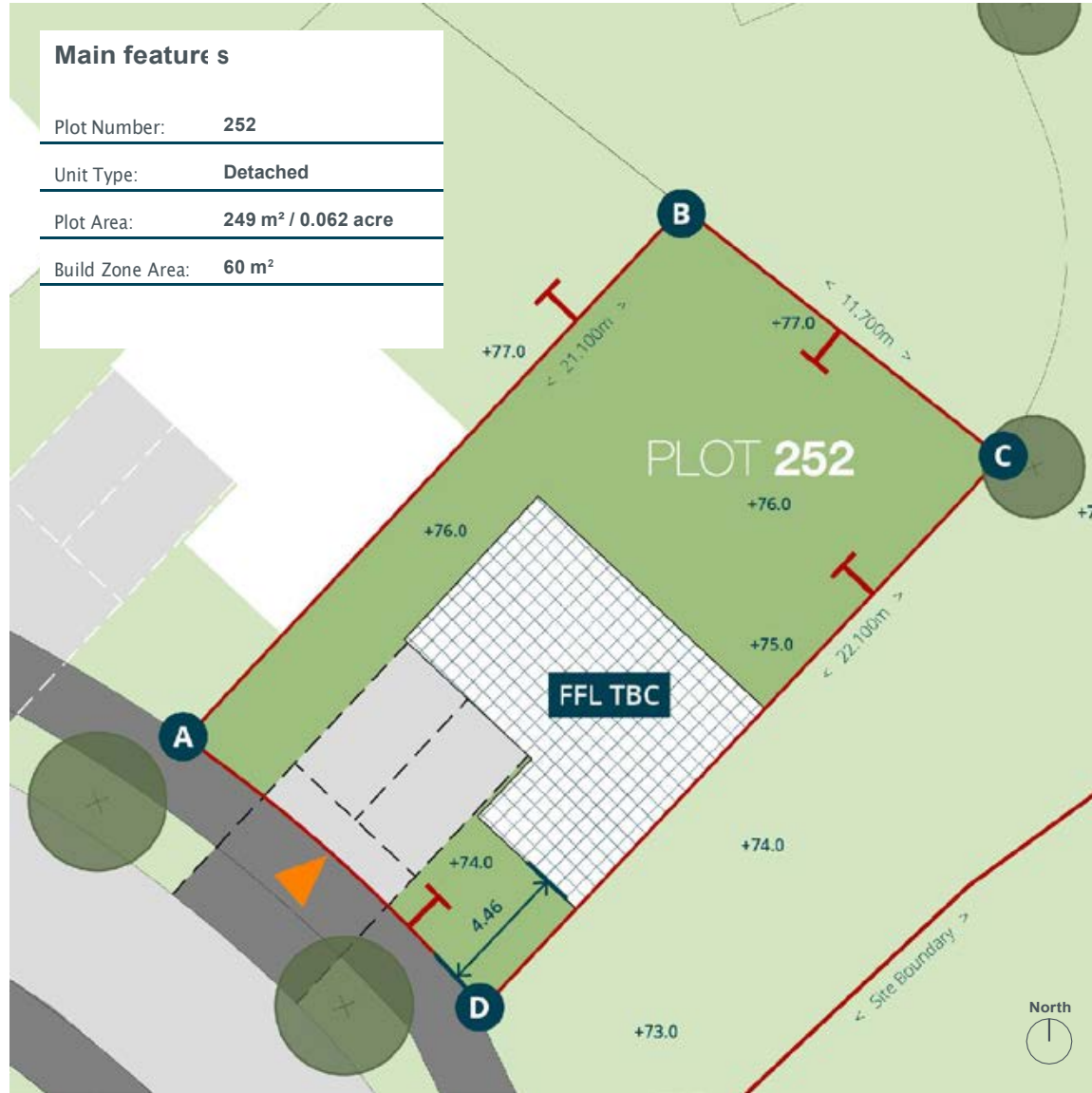
Price:
£175,000

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. *May be varied subject to TDC approval*
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293090, N 74576
- B** E 293104, N 74591
- C** E 293113, N 74584
- D** E 293099, N 74569



-  Electricity Supply
-  Water Supply
-  Telecoms Supply
-  Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC. Recommended ASHP

Water

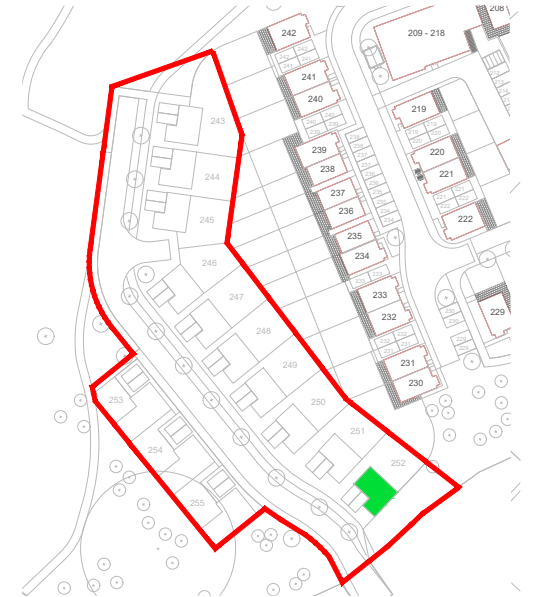
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage







Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Plot: 253

Guide Price:
TBC

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. *May be varied subject to TDC approval*
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293046, N 74607
- B** E 293057, N 74594
- C** E 293045, N 74585
- D** E 293036, N 74597
- E** E 293036, N 74599

Main features

Plot Number:	253
Unit Type:	Detached
Plot Area:	232 m ² / 0.057 acre
Build Zone Area:	89 m ²



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels

Utility supply features

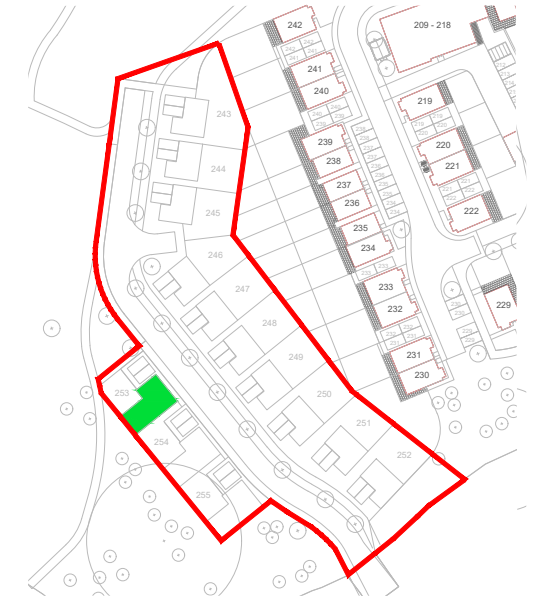
Electricity
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max

Water
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.

Telecoms
Fibre Service



● Electricity Supply ● Water Supply ● Telecoms Supply ● Drainage



Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.







Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.

Plot: 254

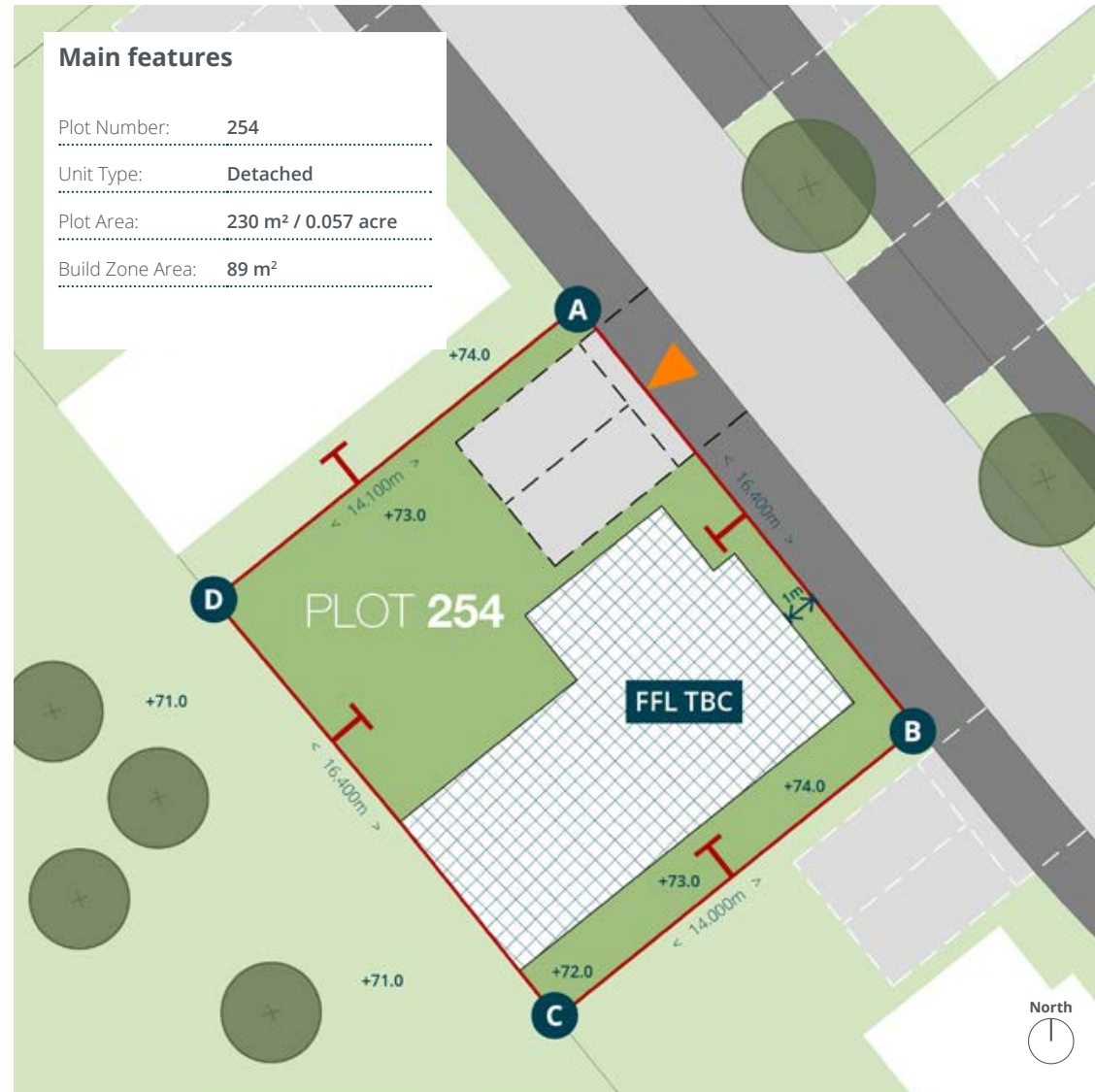
Price:
£200,000

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL.
May be varied subject to TDC approval
-  Boundary for which the purchaser has the responsibility to maintain

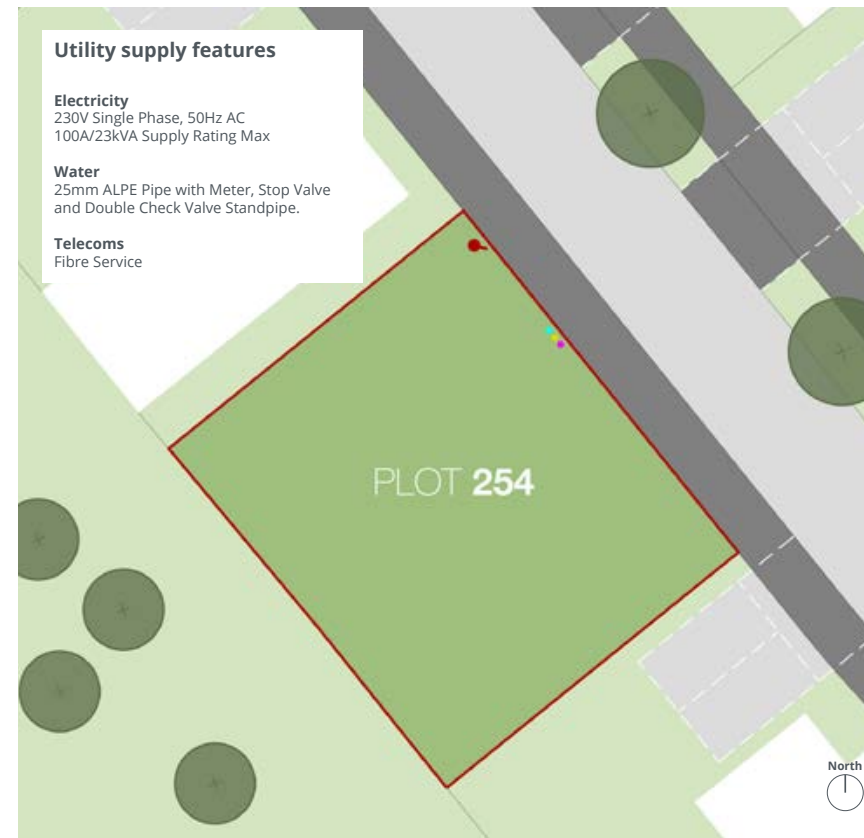
Co-ordinates - Eastings, Northings (metres):

- A** E 293057, N 74594
- B** E 293067, N 74582
- C** E 293056, N 74573
- D** E 293045, N 74585



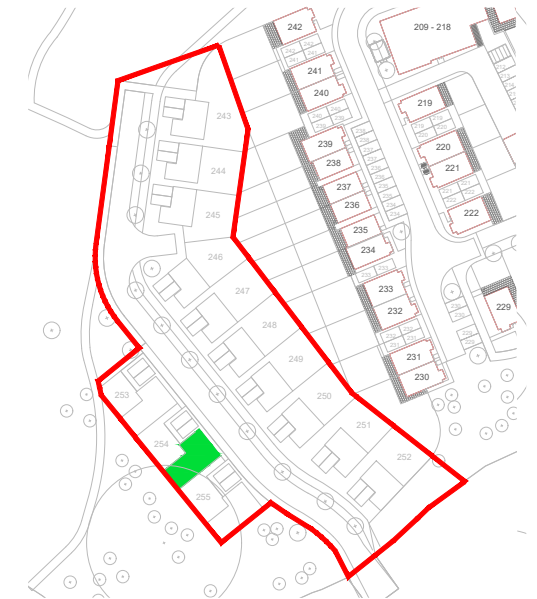
Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels

Main features	
Plot Number:	254
Unit Type:	Detached
Plot Area:	230 m ² / 0.057 acre
Build Zone Area:	89 m ²



Utility supply features	
Electricity	230V Single Phase, 50Hz AC 100A/23kVA Supply Rating Max
Water	25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.
Telecoms	Fibre Service

- Electricity Supply
- Water Supply
- Telecoms Supply
- Drainage



Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.







Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.

Plot: 255

Price:
£200,000

Key

-  Build zone
-  Extent of plot
-  Illustrative location of on-plot car parking spaces
-  Indicative vehicular access point
-  Indicative FFL. *May be varied subject to TDC approval*
-  Boundary for which the purchaser has the responsibility to maintain

Co-ordinates - Eastings, Northings (metres):

- A** E 293067, N 74582
- B** E 293078, N 74570
- C** E 293066, N 74560
- D** E 293056, N 74573

Main features

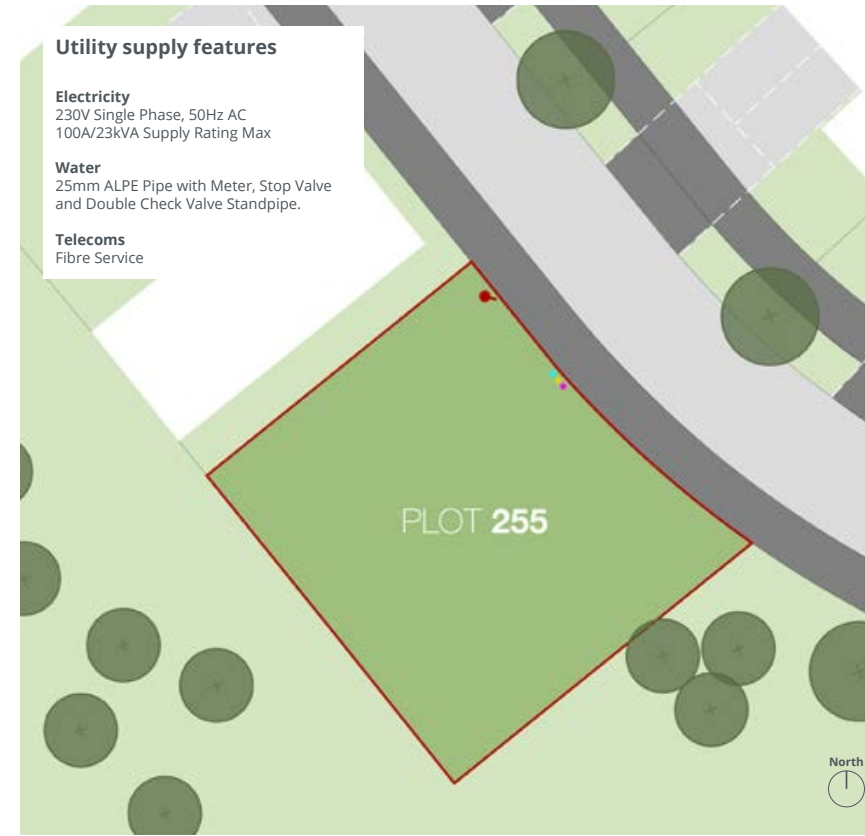
Plot Number:	255
Unit Type:	Detached
Plot Area:	235 m ² / 0.058 acre
Build Zone Area:	89 m ²



Note: All dimensions shown are measured horizontally and make no allowance for variation in ground levels

Utility supply features

- Electricity**
230V Single Phase, 50Hz AC
100A/23kVA Supply Rating Max
- Water**
25mm ALPE Pipe with Meter, Stop Valve and Double Check Valve Standpipe.
- Telecoms**
Fibre Service



- Electricity Supply
- Water Supply
- Telecoms Supply
- Drainage

Plot Boundary Service Connections

Electricity

The electricity supply terminates in a ground mounted enclosure, just inside plot boundary, housing a 80A fuse cut-out, a 100A DP RCBO, with space for the provision of a small distribution board and meter. MPAN number will be supplied to allow the purchaser to arrange for a meter to be installed.

Heating

Heating Source TBC.
Recommended ASHP

Water

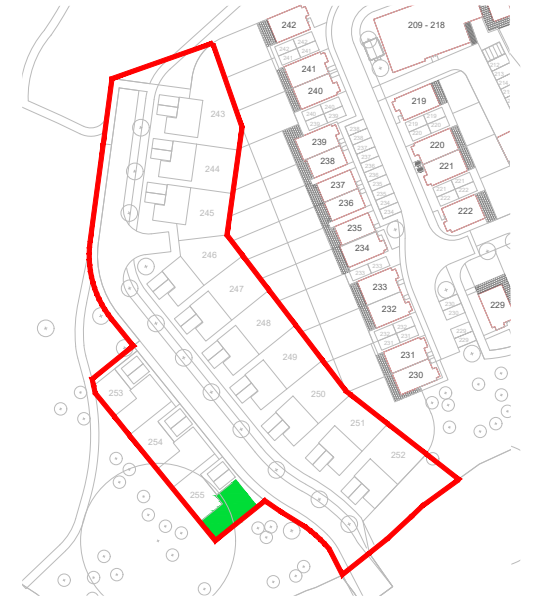
The water supply terminates at a double check valve and standpipe, just inside plot boundary, with meter and stop valve chamber in footway.

Telecoms

The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage

Capped connections to the foul and surface water drainage infrastructure are provided just inside the plot boundary. The exact locations are indicated on the site by means of a peg or other marker to be examined as required.



Materials Palette

This palette is offered for guidance purposes only and relates to all self build plots. All materials including those illustrated or alternatives are subject to approval by Teignbridge District Council.

Wall Finishes



Brick
Any type of brick.



Stone
To match local stone.



Timber Cladding
Any species and any natural finish, such as natural or dark stain or charred finish.



Slate
Any type of natural slate hanging or slate walling.



Metal Cladding
Any type of standing seam cladding with a grey, oxidised copper or copper/brass finish.

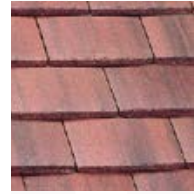


Render
Render colours should be similar or compliment other finishes on the dwelling. A variety of colours from K Rend is shown but this list is not exhaustive.

Roof Finishes



Slate
Any types of natural slate.



Tiles
Any type of plain clay or smooth red/orange concrete tiles with a slim profile.



Metal
Any type of standing seam roof finish with a grey, oxidised copper/brass finish.



Flat Roof
Any type of green roof, EPDM, felt or single-ply membrane.



Solar tiles
Any type of integrated solar/PV tile or slates.

Rules of Your Build

- Development may not be commenced until Teignbridge District Council Planning Authority grant reserved matters planning consent for this plot. For advice relating to the planning application process please visit: <https://www.teignbridge.gov.uk/planning/planningapplications-and-appeals/planning-advice/>
- Your home must be built within the 'build zone' and not exceed the max. Gross Internal Area (GIA) as permitted by Teignbridge DC as part of your reserved matters approval. The footprint of your home does not need to fill the entire 'build zone' and can be positioned anywhere within it. Also refer to note 7 below with regard to merging of plots. See below for GIA definition.
- No temporary buildings or caravans are allowed on your plot. Prior to Completion, you shall not occupy your home for residential purposes or allow your home to be occupied for residential purposes.
- No works (inc. temporary works) or storage of materials may be undertaken outside the curtilage of your plot. However, subject to availability, additional temporary storage can be negotiated with the landowner on an area adjacent to the site entrance. Should there be a requirement for you to undertake works beyond your plot boundary then consent prior to the works commencing must be obtained from Teignbridge District Council and the landowner.
- All the rear walls of your building must be positioned within the hatched area of the build zone. Should either neighbouring plot have received either confirmation or compliance of planning permission, then any part of your home that would:
 - have more than a single storey; and
 - be within 2 metres of the boundary with a neighbouring home with confirmation of compliance or planning permission; then that must not extend beyond the rear wall of the neighbouring home by more than 3 metres
- The principal elevation of your home must front the vehicular highway.
- This plot is for one detached unit. The subdivision of this plot is not permitted. Should you wish to merge this plot with one adjacent then consent should be sought from the landowner in the first instance and subsequently planning consent obtained from Teignbridge District Council.
- Prior to development the Plot Purchaser (as client) must appoint a Principal Designer as required under the 2015 Construction, Design and Management regulations and notify the appointment of such to the landowner.
- A minimum area of 50% of the plot frontage (the area between the highway and your front wall) must be permeable (i.e. grass/shrubs/ gravel etc.). On the remaining area any hard surface to be provided on land between a wall forming the principal elevation of the home and the highway must either be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the home.
- Unit Completion must take place within 24 months of the Completion of Sales Contract. See below for Unit Completion definition.
- The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
- Provision for the secure storage of min. 2 bicycles must be demonstrated in the design. Storage for 3 no. 240 litre wheelie bins (590w x 1070h x 740d (mm)) for recycling, garden and residual waste should also be shown and must not be visible from the road. Refuse stores must not be forward of any elevation that faces onto the public realm.
- 2 car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.5m x 5.5m in size. The position of parking bays is to your discretion. The position of vehicular access is flexible but must be agreed as part of your Reserved Matters application and the landowner. The minimum internal dimensions for a single car garage is 3.0m x 6.0m.
- The T bars shown on the Plot Plan indicate the boundaries to your plot for which you have a

responsibility to maintain.

15. The position of the elevations of your home are flexible, i.e. they do not have to be parallel to the site boundaries and the building does not have to be a regular shape.
16. Front boundary treatments are to be a maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home i.e. beyond the Building Line. Side/ rear boundaries to be maximum 1.8m high except where retaining structures are required. The use of close-board/lap timber fencing along any front or public facing boundary is not permitted. All public facing boundaries are to be either a native hedge mix; a mortared natural stone wall; or a timber post and rail fence (a post and rail/ mesh fence may also be used as secure boundary within a hedge boundary).
17. Unless a variation is approved by Teignbridge District Council Planning Authority the facade and roof materials of your home must comply with the Materials Palette shown on the previous page.
18. To the West boundary there is an existing hedge which must remain in perpetuity. It will be the responsibility of the plot owner to maintain the internal face of the hedge as and when required ensuring that any works are undertaken in the appropriate season, September to February inclusive, to avoid disruption to nesting birds.
19. Prior to the commencement of your build a Construction Management Plan (CMP) must be submitted to and approved in writing by Teignbridge District Council. The CMP should cover such things as;
 - A timetable for the works
 - Daily hours of construction
 - Location of the site compound and storage area
 - Loading and unloading bay location
 - Details of the wheel washing facilities
 - Photographic evidence of the condition of the adjacent public highway prior to commencement of any work

Note: Delivery and construction traffic travelling to and from the site is restricted to between 8:00am and 6:00pm Mondays to Fridays and 9:00am to 1:00pm Saturdays. No movements outside of these times or on Sundays and Bank/Public holidays are permitted unless prior agreement has been obtained in writing from Teignbridge District Council.

Definitions

Home

Home refers to a dwelling house or building which does not include a building containing 1 or more flats or a flat contained in such a building.

Gross Internal Area (GIA)

The Gross Internal Area means the total enclosed internal floor area of your home measured within the external walls taking each floor into account and excluding the thickness of the external walls. The GIA of your home also includes integral garages and conservatories.

Principal Elevation

Is the elevation of your home that faces the vehicular highway.

Completion

Unit Completion shall be deemed to be achieved on the date of the earliest of the following being issued in respect of your home; i) the date of completion notice for Council Tax purposes in accordance with schedule 4a of the Local Government Act 1992 or ii) the date of the Building Regulations completion certificate in accordance with section 17 of Building Regulations or if earlier the date on which any latent defects insurer issues the policy cover note in respect of the building works.

Principal Designer

The Principal Designer can be an organisation or an individual but must have sufficient knowledge, experience and ability to carry out the role. Evidence of this may be requested by the landowner at any time.



Location:

Teignmouth is a picturesque coastal town situated on the southern coast of Devon, England. Nestled within the stunning Teign Estuary, the town offers a perfect blend of natural beauty, maritime charm, and a vibrant community. With its scenic vistas, sandy beaches, and a rich historical heritage, Teignmouth attracts visitors and locals alike.

The town is divided into two main areas, separated by the River Teign. The East Teignmouth, also known as “The Back Beach,” boasts a long sandy shoreline and is a popular spot for sunbathing, swimming, and beachside activities. The West Teignmouth, referred to as “The River Beach,” features a tranquil harbour, lined with colourful fishing boats and yachts, creating a picturesque scene.

Teignmouth’s quaint town centre offers a delightful blend of Georgian and Victorian architecture, with charming narrow streets, local shops, and inviting cafes. Walking along the town’s promenade, visitors can take in breathtaking panoramic views of the estuary and enjoy the refreshing sea breeze. The Den, a large public green space, is a great spot for picnics and leisurely strolls, with its well-maintained gardens and children’s play areas.

Teignmouth is also a haven for water sports enthusiasts, offering opportunities for kayaking, paddleboarding, sailing, and windsurfing. The estuary’s calm waters and the open sea provide ideal conditions for both beginners and experienced water sports enthusiasts.

Throughout the year, Teignmouth hosts a range of events and festivals that showcase its cultural vibrancy. The town’s annual jazz and folk festivals, as well as its regatta and carnival, bring the community together and attract visitors from near and far.

Surrounded by stunning natural landscapes, Teignmouth is an ideal base for exploring the nearby attractions. The nearby Dartmoor National Park offers breathtaking moorland scenery, while the nearby coastal towns of Dawlish and Shaldon provide additional opportunities for exploration.

In summary, Teignmouth is a captivating coastal town with its sandy beaches, historic charm, and a welcoming community. It offers a perfect blend of relaxation, outdoor activities, and cultural experiences.

Important Notice

Complete Property give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Complete have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
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.

01626 832 063

land@completeproperty.co.uk

complete.

thoroughly good property agents