

Self-Build plots for sale at Elm Park, Matford, Exeter EX2 0AW

A prime self-build opportunity situated within a newly built development by Cavanna Homes.

complete.

thoroughly good property agents

What's nearby

Nearby

Exeter City Centre	3.9 miles
Exeter Golf Club	1.6 miles
Exeter Chiefs (Sandy Park)	2.7 miles

Transport Links

A38	2.1 miles
M5	3.1 miles
Marsh Barton Train Station	1.6 miles
Exeter Airport	5.9 miles
Exeter Bus Station	4.1 miles

Out & About

Dawlish Warren Beach	8.5 miles
Teignmouth	12.3 miles
Dartmoor (Haytor Rocks)	18.2 miles

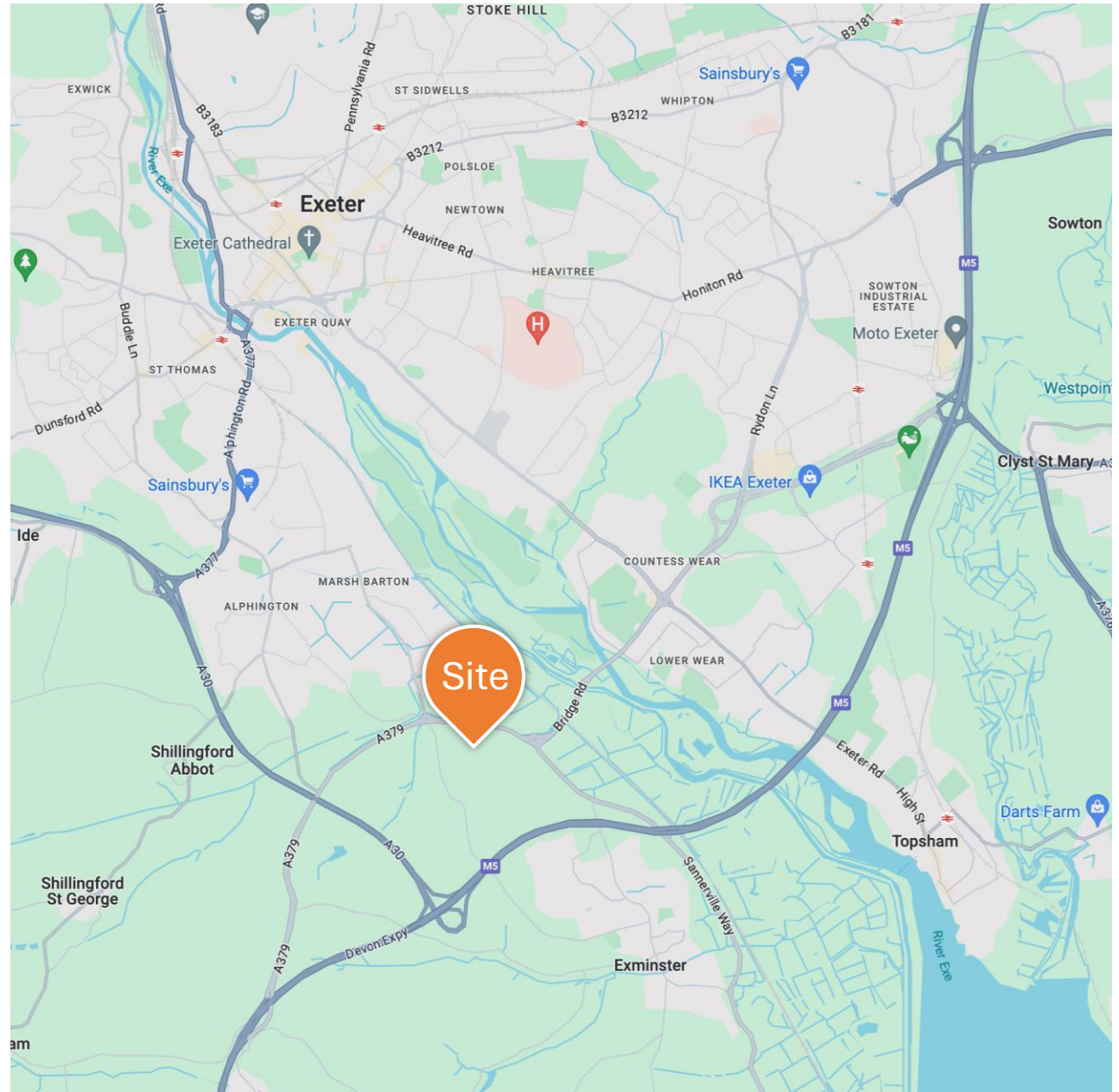
Schools

Matford Brook Academy	1.0 mile
Exeter School	3.4 miles
Stover School	13.2 miles

Retail

Ikea Exeter	2.5 miles
Darts Farm	3.9 miles
Lidl	1.5 miles
Sainsburys	2.0 miles

Distances from the postcode EX2 0AW and are approximate.



A prime location

The self-build plots are conveniently located at Cavanna Homes' Elm Park development. Elm Park has the unique characteristic of being close to the bustling city of Exeter but making you feel like you are nestled in the Countryside.

This is thanks to the abundance of green space surrounding the development, which will encompass a play area, allotments, significant tree planting and natural areas. These will also include sustainable urban drainage ponds, contributing to the ecology of the local area. Elm Park is perfect for those who like to explore with its own cycle routes linking to Exeter Quay and Dawlish Warren.

Surrounded by SANGS land (Suitable Alternative Natural Green Space), Elm Park will treat you to stunning views of Exeter and further reaches over the estuary towards Exmouth. In addition, these new homes are only a short drive away from the Dartmoor National Park, offering far-reaching beauty right on your doorstep. Bus stops located on-site will ensure easy and regular access to the city centre, while also granting easy access to the many excellent schools both in Exeter and the surrounding areas.

The development has also been designed with particular attention to providing key focal points and wayfinding signals that are of particular use to those with Dementia. This is further highlighted by the inclusion of a sensory garden within Elm Park, containing five pods designed to stimulate our senses – not only aiding those with Dementia but also creating a key asset for the wider community.



Views over the River Exe



Cricklepit Bridge at Exeter Quayside



Views over Powderham Estate, River Exe and beyond



Exeter High Street



Exeter Quay

Site Plan





A rare opportunity to purchase one of one of twelve fully serviced self-build plots at Cavanna Home's recent development- Elm Park in Matford, Exeter.

The available self-build plots are: 29, 30, 31, 32, 33, 204, 205, 206, 213, 214, 215 and 218. Each plot will be sold fully serviced to the edge of the plot and delivered to the purchaser in line with the plot passport.

Reserved matters consent has been previously granted by Teignbridge District Council for the 12 self-build plots under application number 19/01237/MAJ this planning subsequently lapsed, and an updated outline consent is currently awaiting decision. The newest application can be found under reference 23/02162/MAJ . More information is available upon request.

Plot purchasers are responsible for applying for detailed planning consent of their own design.

Find out more

To find out more about purchasing a self-build plot, financing your purchase and build or to arrange a viewing of the site and available plots please contact the team at Complete, see details below.

Viewing

The self-build plots are viewable by appointment only. Please contact Complete Land & New Homes to book your appointment or if you have questions about the site.

01626 832 063 | land@completeproperty.co.uk

Materials Palette

These images give you an idea of the materials and designs currently being used by Cavanna Homes to build homes at Elm Park. Your individual home design may vary from these images.



All materials including those illustrated or alternatives are subject to approval by Teignbridge District Council Planning Authority.

Plot 29



NOTES:
 No dimensions to be scaled off this drawing. All sizes to be verified on site. All dimensions on this drawing in metres unless otherwise stated. All information on this drawing is copyright ©.

- T Boundary for which the purchaser has the responsibility to maintain
- ▶ Build zones and vehicular access points are for guidance only. Purchasers should make their own enquiries with Teignbridge District Council Planning regarding acceptable alternative layouts.
-

- Ownership boundary
- FFL Indicative build zone based on information submitted by Cavanna Homes to TDC. Exact Build zone is subject to TDC planning & Landowner approval
- Approximate dimensions of boundaries

3.00m

Building heights
 The ridge heights should be predominantly two stories. The height of the plots should not cause other properties to become overlooked.

Plot 30



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Plot 31



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Plot 32



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Plot 204



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- Ownership boundary
 - FFL
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Plot 205



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- 3.00m Approximate dimensions of boundaries

Building heights
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Plot 206



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Building heights
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Plot 213

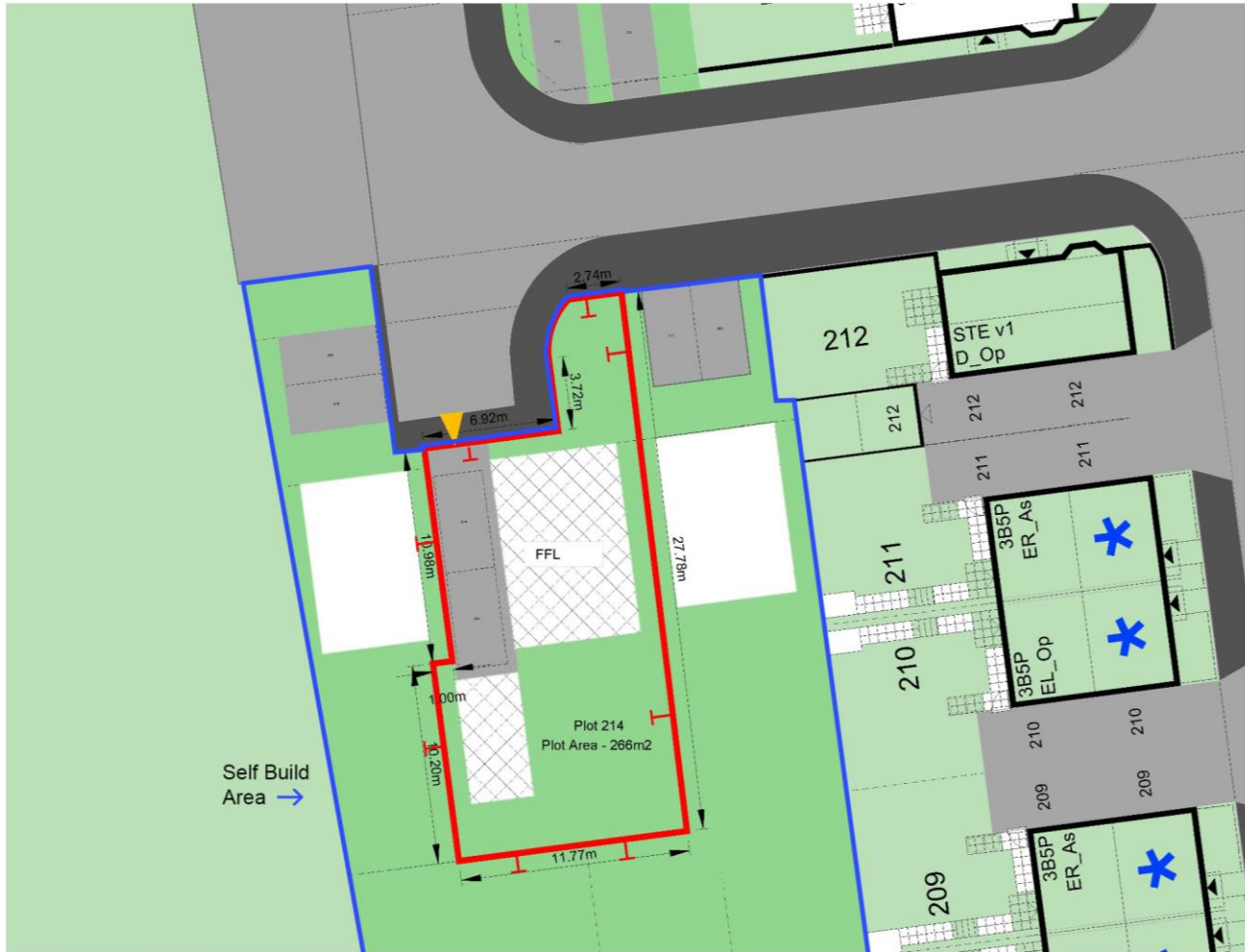


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Plot 214



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 Ownership boundary

 Approximate dimensions of boundaries

3.00m

Building heights

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Plot 215



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- * Approximate dimensions of boundaries






3.00m

Building heights
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Plot 218



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- Approximate dimensions of boundaries

Building heights
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Rules of Your Build

1. Development may only commence once Teignbridge District Council Planning Authority grants reserved matters planning consent for your chosen plot. For advice relating to the planning application process, please visit:
<https://www.teignbridge.gov.uk/planning/planningapplications-and-appeals/planning-advice/>
2. Your home must be built within the proposed 'build zone' (which is subject to outline planning consent) and not exceed the maximum 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 regarding merging of plots. See below for GIA definition.
3. 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. Containers are exempt from this if they are used for storage of materials only.
4. No works (inc. temporary works) or storage of materials may be undertaken outside the curtilage of your plot. 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 the relevant Statutory Body and the landowner.
5. 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; i) have more than a single storey; and ii) 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.
6. The principal elevation of your home must front the vehicular highway unless it is positioned on a corner.
7. 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.
8. Prior to development, the Plot Purchaser (as a 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.
9. Each plot must have a section of soft landscaping on the front elevation (i.e. grass/shrubs). Any hard surfacing which creates a driveway or footpath on land between the home and the adopted highway must be a block paved or tarmac finish within the curtilage of the plot boundary. No surface water can drain directly onto the public highway and must be prevented from doing so via adequate drainage provisions.
10. Unit Completion must take place within 24 months of the Completion of the Plot Sales contract. See below for the definition of Unit Completion.
11. 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 home's roof by 1 metre or more.
12. 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 visible on the principle elevation and concealed from public view.
13. 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.
14. 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 metal estate railing to match the existing development.
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. 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 any site compound or storage areas
 - Loading and unloading bay location
 - Details of the wheel washing facilities
19. Photographic evidence of the condition of the adjacent public highway prior to commencement of any work
20. 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.

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.

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land@completeproperty.co.uk

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