



Woodlands House- Lot 1



Plymouth City Centre 6 miles. A38 dual carriageway 3 miles. Dartmoor National Park 5 miles.

A building plot with outline planning consent for a 4 bedroom house in a peaceful, rural location along with areas of amenity woodland and pasture totalling 4 acres

- Cleared building plot with surrounding trees
- Pasture and woodland
- 4.59 acres overall
- South facing location
- Water frontage and ownership of water

Asking Price £350,000

SITUATION

Situated on the northern side of Plymouth is the small charming village of Tamerton Foliot which lies discretely in the countryside outside the suburban areas of Plymouth. Tamerton Foliot is a most sought after location and the whole area sits adjacent to an Area of Outstanding Natural Beauty. This plot lies along Station Road, a no-through country-maintained lane that leads from the village to only a few houses and Warleigh Point Nature Reserve.

The centre of Plymouth along with its waterside attractions on the Barbican and Hoe is approx. 6 miles. Plymouth has an excellent range of facilities and is known as The Ocean City which has one of the most extensive natural harbours in the world. To the north is also the Dartmoor National Park. Plymouth itself has a population of over 250,000 and has a full and varied range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain. The A38 dual carriageway which links to the east to the M5 motorway network is easily accessible. Exeter Airport provides short-haul flight links to most major financial cities in the UK or Europe as well as flights to most popular European holiday destinations.

The location has a good 4g signal and the fast train journey encompassing excellent sea views is a joy in itself. In all this opportunity is perfect for those wishing to work wholly or partly from home in convivial surroundings whilst retaining the ability to quickly reach the financial hubs of the UK and Europe.

THE SITE FOR THE HOUSE

This is situated on the north side of the no-through road, within its own existing curtilage, backing onto farmland on three sides. Consent was granted in 2020 under Ref 1515/20/PIP for the replacement of the dwelling, with a 4 bedroom house. There are no neighbours anywhere near the house and it is in a very secluded location. The site has now been cleared to rubble save for the established mature treeline which forms the boundaries of the plot and provides screening. The outline permission establishes the proportions of the size of the proposed development and no discussions have been held regarding the final design of the building. The plot is now a blank canvas to create a truly spectacular dwelling to the buyer's chosen design.

The plot alone represents one of the rarest opportunities which have come to market for many years for a buyer to obtain a plot in a rural area of AONB with outline planning consent to build a family sized house without the burden of nearby neighbours but without also being too isolated from life's travel and shopping necessities.

THE LAND

The land is shown edged red on the plan within the brochure. It comprises an area of former pasture across the lane which in more recent years has been left to nature though equally could be restored to productive pasture for livestock, horses etc. There is also an area of attractive broadleaved woodland with the land running down to the waters edge with scope for recreational use, firewood and wildlife watching. The area being sold with lot 1 includes a length of foreshore and area below the high water mark so one could moor a boat on your own property (As a matter of regulation one obtains a license to lay moorings from the Plymouth Harbour Master so as they do not represent a hazard). Overall lot 1 amounts to 4.59 acres

For the private sailing or motor boat enthusiast the water presents a perfect opportunity for keeping a vessel at anchor in the quiet waters of the estuary but with immediate access to the Tamar and the world renowned recreational watersports waters that are a distinct feature of Devon and this whole region of the country.

SERVICES

Woodlands House had water and telephone connected plus private drainage. An easement remains across the road to the old septic tank in the pasture land to the south side of station road. It is believed that mains electricity runs within the road across the front of the residential plot providing an easy point of access to reconnect the site to a domestic electricity supply. However, no warranties can be given that any such services are connected and purchasers must make the relevant enquiries with the statutory authorities.

Not visible from the ground but visible on Google Maps is the presence of a large solar farm. Access to this and to the neighbouring farmland runs alongside the periphery of the residential plot. Buyers may well wish to install PV panels on the land or on the new dwelling

DIRECTIONS

Use the postcode PL5 4LD, though when the Satnav says you have arrived, continue on further for about another half a mile and the building plot for Woodlands House is on the righthand side.

LOCAL AUTHORITY

South Hams District Council

VIEWING

Strictly by appointment through Stags Plymouth 01752 223933

RIGHTS OF WAY

The seller will reserve a right of way between points A and B marked on the plan for access to retained land. There will be also a reserved right of way between the points C and D marked on the plan for forestry operations.





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LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

These particulars are a guide only and should not be relied upon for any purpose.

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