



Linden homes self build plots

Kings Gate, Kingsteignton, TQ12 3BA

Price: In the Region of £100k per plot

complete.

thoroughly good property agents



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Kings Gate, Kingsteignton, TQ12 3BA
Price: £100k per plot

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Planning

Planning consent has been passed by Teignbridge District Council for the creation of eight self build plots under the application for the Linde Homes, Kings Gate Development. More information is available upon request.

The Plots

A rare opportunity to purchase one of eight fully serviced self-build plots located in the highly desirable area of Kingsteignton. Each plot is being sold fully serviced to the edge of the plot and comes with a plot passport and 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 developable footprint areas, each of the

plots ideally suits a split level 4 bedroom detached family home.

Self build mortgages

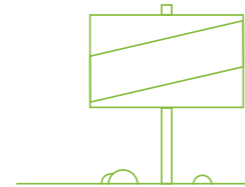
With our partners from the Mortgage Advice Bureau we have specialist self build consultants who will be able to advise on the product range available in the self build market. It is possible to do a self build with a small deposit of just 15% of the cost of the land and 15% of the build costs.



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.

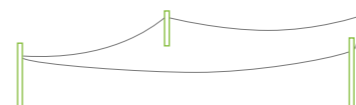
01626 832 063 | land@completeproperty.co.uk



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



Images of site



Plot Code: Design Parameters and Boundary Treatments

	Requirement	Materials
Building Forms	No part of any house shall exceed two storeys from the upper reported plot level. Three storeys from the lower reported plot level. Split level houses are the preferred arrangement. No more than 9.7m ridge height from upper reported plot level(excluding any external chimneys, flues, soil or vent pipes). Roof type to be pitched, pitch, eaves and soffit details to be in keeping with surroundings.	
Principal Elevation	Frontage to be set back from estate road or estate footpath and positioned as indicated on the passport plans. No structures in front of this line. Buildings to be designed and detailed with reference to good examples of local character. Buildings should relate well to their surroundings and fit within the character of the Kings Gate development.	Walls: Render Parex Smooth finish G10 White light G20 Off White Roof: Marley Modern Concrete tile Smooth Grey Eaves/Soffits: UPVC colour White
Front Door	Must relate well to surroundings, in keeping with the Kings Gate development. Colours RAL 7015 Grey	IG Steel door
Windows/Rear doors	The proportioning and arrangement of windows should relate well to those within the surrounding area.	UPVC colour white.
Windows Cills & heads	Must relate well to surroundings, in keeping with the Kings Gate development. Precast Stone cills. Raised render bellcast to window heads.	
Rainware	Must relate well to surroundings, in keeping with the Kings Gate development. Colour White	UPVC colour White.
Bin Storage and utilities	Storage for 2 x 240 litre wheelie bins 2 x boxes (600 x 450) and 1 x paper bag for recycling, garden and residual waste must be provided and should not be visible from road. Where possible utilities meter boxes should be located to the side or rear of the property.	Storage areas should be well integrated into surroundings by their position, form, scale, colour, materials.
Parking	Two on plot car parking spaces must be provided. The use of permeable surfaces for parking spaces must be utilised.	Parking areas will be made of porous materials, brick paviours or tarmac
Boundary Treatments	Boundaries should not be enforced by any hedge, fence or gate so high that it separates the site from the rest of the development. Side boundaries to be no higher than 1.8m high. Where planting is proposed along a boundary these should be made up of native species.	Refer to plans for appropriate locations. Timber close boarded fence Natural Stone walling Rendered walls with concrete coping
Building Context requirements	All development should be in keeping with the general character of the Kings Gate development	
Plot services and utilities	Meter boxes to be located to rear or side of buildings wherever possible	Meter boxes to be white or brown. Colour to be closest match to render colour
Community Infrastructure Levy	Liability Notice and Commencement Notice must be submitted and approved to LPA before development is commenced or you will not be CIL exempt.	

Information about each plot

What can be built?

The plot is for one dwelling only. The merging or subdivision of this plot is not permitted.

Plot services

Services will be accessible to connect from the estate road

Build area

Your home must be contained and not exceed the 'building zone' marked on the plan. The footprint of the house does not need to fill the entire building zone.

GIA

Your home must not exceed the Gross External Area stated on the passport plan. This includes garages.

Planning Permission

Has outline consent. Reserved matters planning approval of the details, layout, scale, and appearance of the dwelling shall be obtained from the Local Planning Authority in writing before commencement.

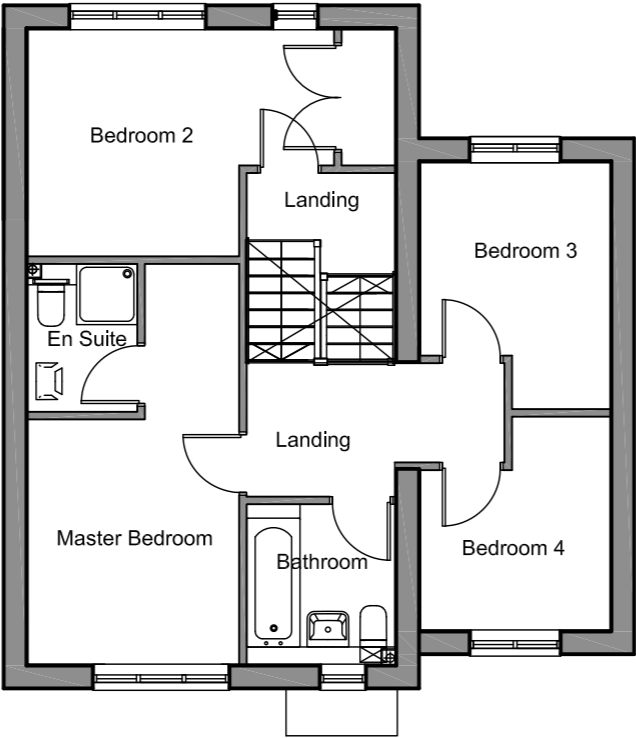
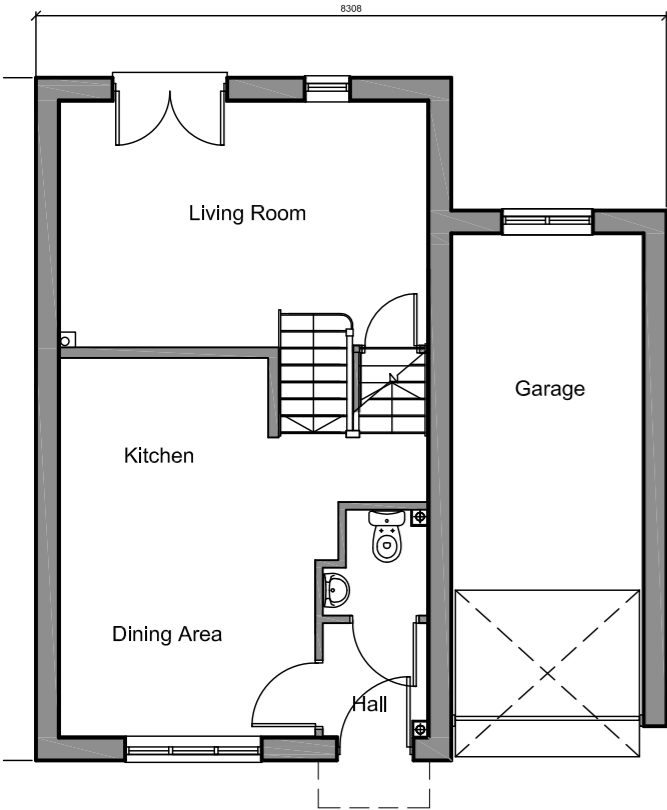
Retained boundaries and building on the boundary

Due to the nature of the existing ground levels and slope agreements will be required with both neighbours for provision of retaining structures and the erection of scaffold etc. to build on the line of the boundary.

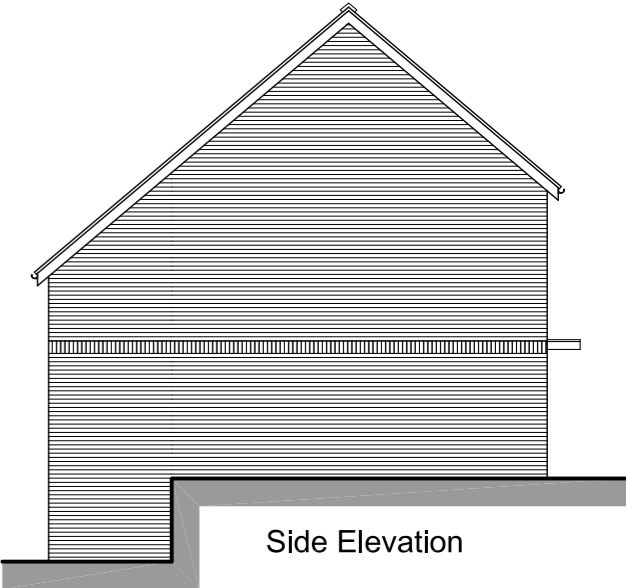


Indicative House type

(current planning permission)



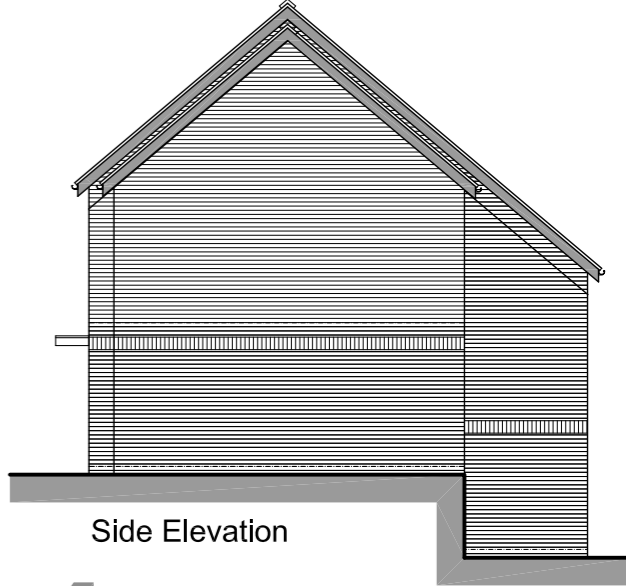
Front Elevation



Side Elevation



Rear Elevation

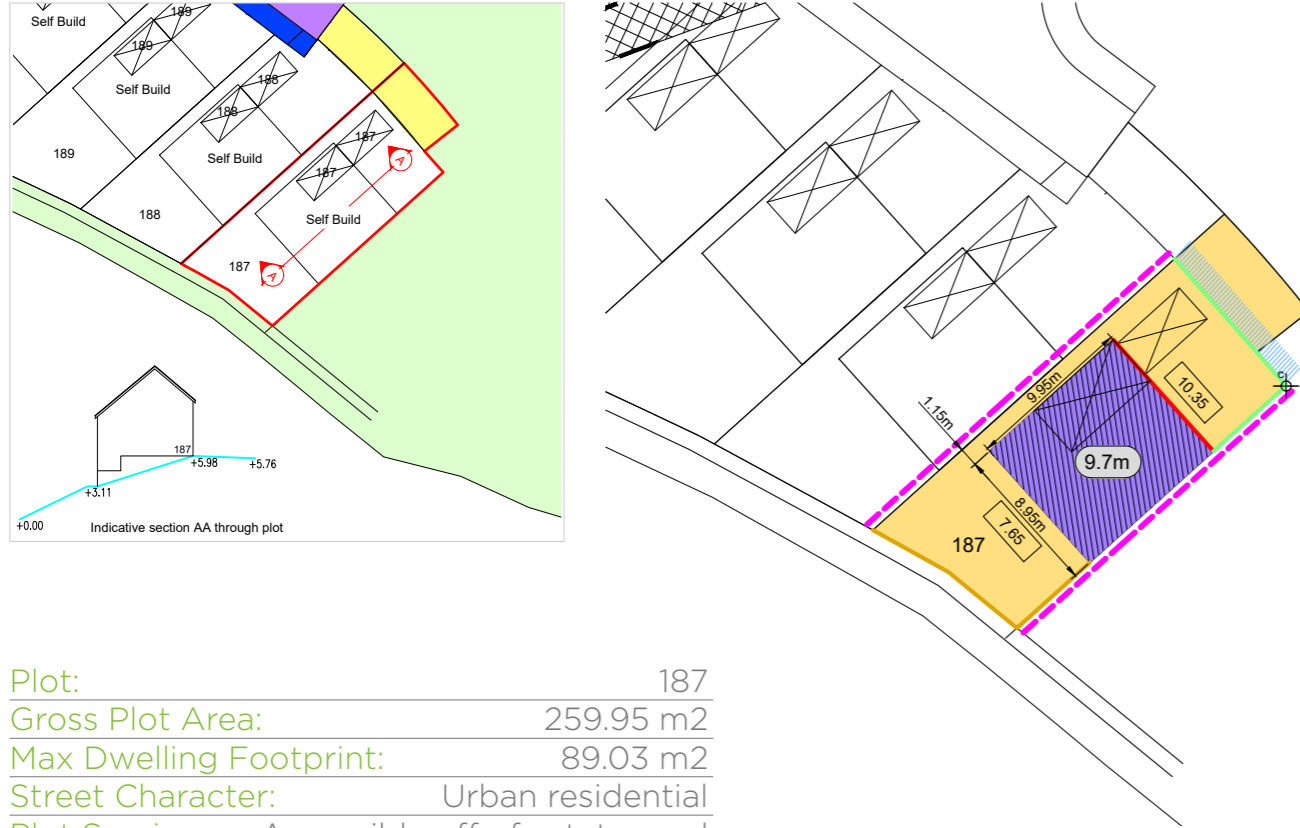


Side Elevation



Plot Passports

Plot: 187

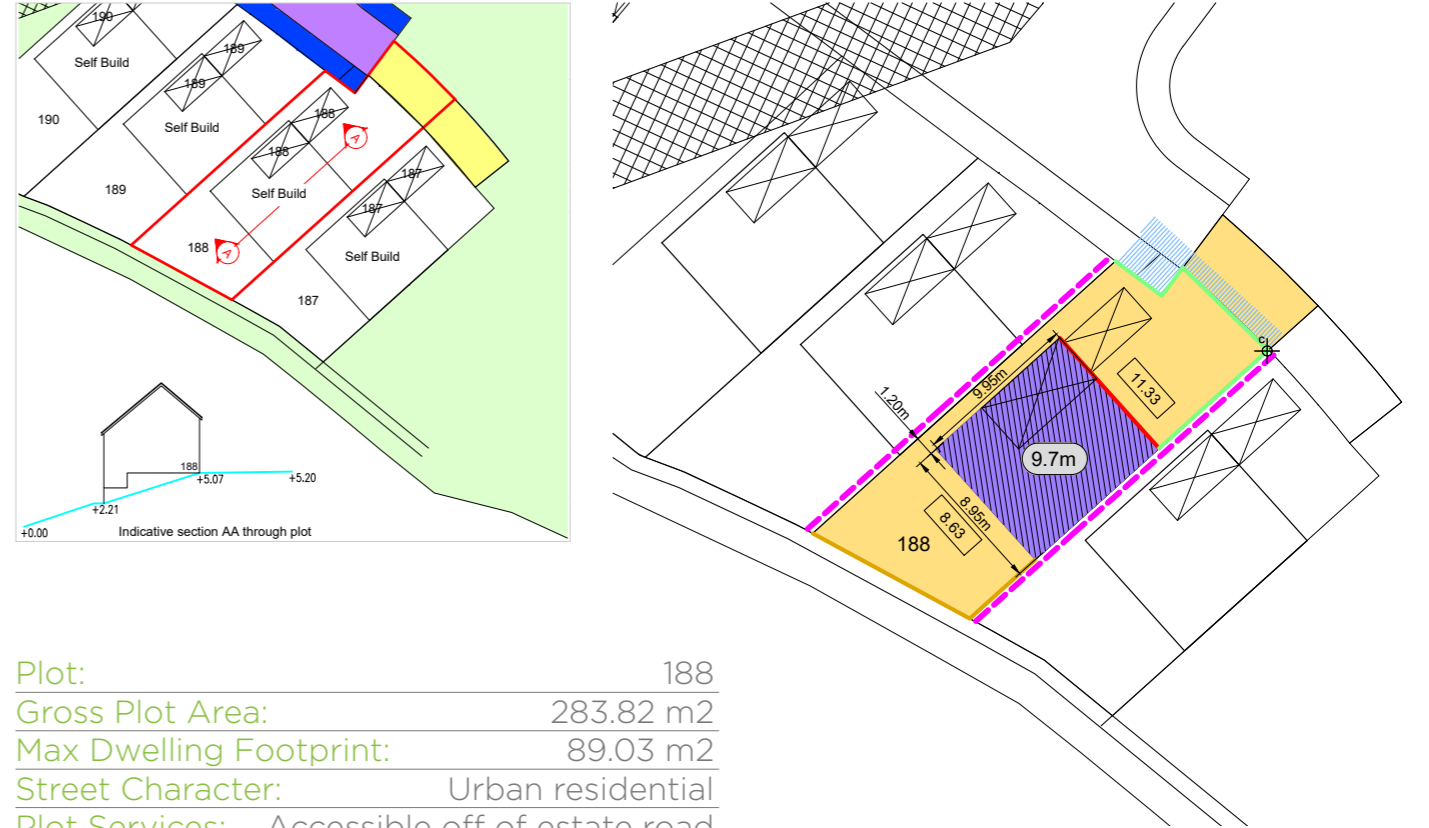


Plot:	187
Gross Plot Area:	259.95 m ²
Max Dwelling Footprint:	89.03 m ²
Street Character:	Urban residential
Plot Services:	Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Prominent boundary to estate roads. Careful consideration to boundary treatment and building elevations. Purchaser responsible for boundary. Access to site		Services easement
	Zone for which house footprint shall be built within.		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Purchaser responsible for boundary.		Devon bank with hedge Purchaser responsible for boundary
	Maximum ridge height		1.2m Post and rail fence. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Spot height		1.8m Close boarded fencing. Purchaser responsible for boundary.		Integral garage
	Plot area		1.2m Post and rail fence. Purchaser responsible for boundary.		No build zone
			Fixed position of principal elevation (max width indicated)		Drainage Easement (no build zone)
			1.8m Stone wall. Neighbour responsible for boundary.		
			Retained boundary agreement required with neighbour to construct shared support		

Plot Passport: Plot 187 C = Setting out coordination 287783.308 E - 72560.963 N

Plot: 188

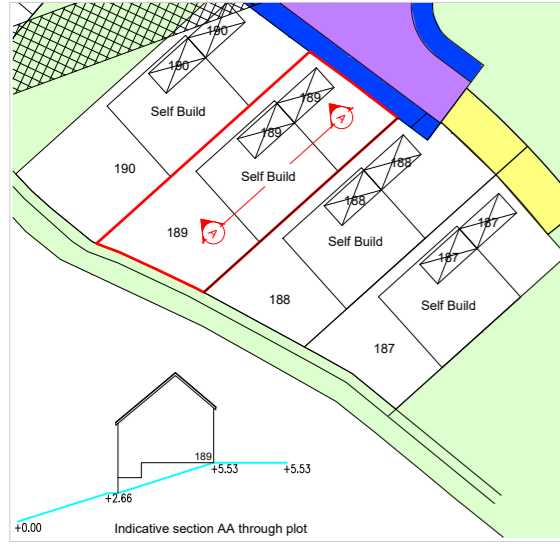


Plot:	188
Gross Plot Area:	283.82 m ²
Max Dwelling Footprint:	89.03 m ²
Street Character:	Urban residential
Plot Services:	Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Prominent boundary to estate roads. Careful consideration to boundary treatment and building elevations. Purchaser responsible for boundary. Access to site		Services easement
	Zone for which house footprint shall be built within.		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Purchaser responsible for boundary.		Devon bank with hedge Purchaser responsible for boundary
	Maximum ridge height		1.2m Post and rail fence. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Spot height		1.8m Close boarded fencing. Purchaser responsible for boundary.		Integral garage
	Plot area		1.2m Post and rail fence. Purchaser responsible for boundary.		No build zone
			Fixed position of principal elevation (max width indicated)		Drainage Easement (no build zone)
			1.8m Stone wall. Neighbour responsible for boundary.		
			Retained boundary agreement required with neighbour to construct shared support		

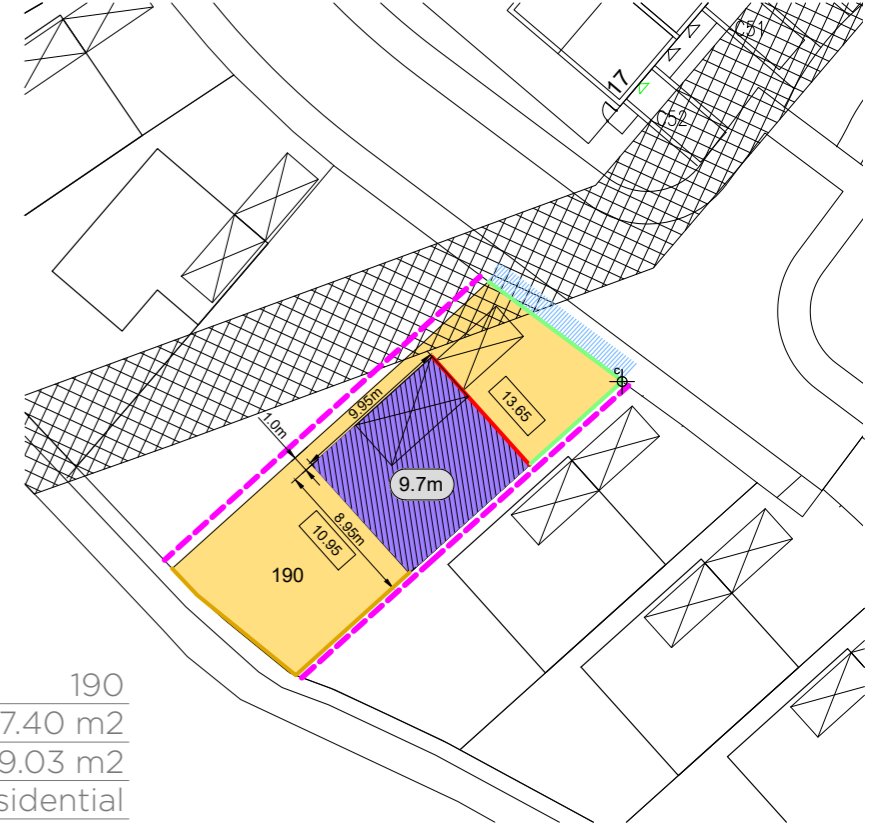
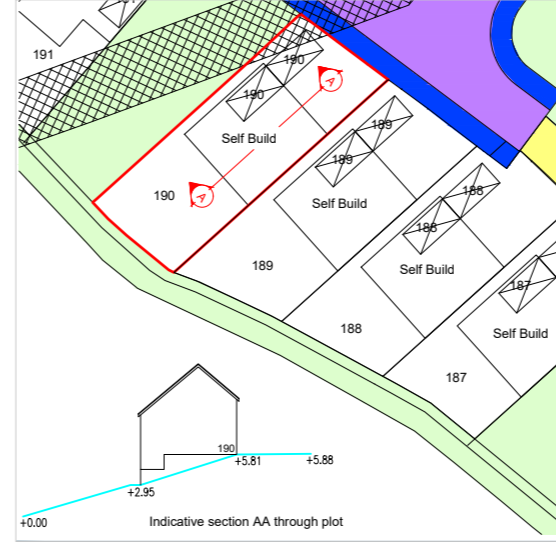
Plot Passport: Plot 188 C = Setting out coordination 287776.975 E - 72568.366 N

Plot: 189



Plot:	189
Gross Plot Area:	261.08 m ²
Max Dwelling Footprint:	89.03 m ²
Street Character:	Urban residential
Plot Services:	Accessible off of estate road

Plot: 190



Plot:	190
Gross Plot Area:	267.40 m ²
Max Dwelling Footprint:	89.03 m ²
Street Character:	Urban residential
Plot Services:	Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Purchaser responsible for boundary.		Services easement
	Zone for which house footprint shall be built within.		1.2m max high timber fence. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Maximum ridge height		1.8m Close boarded fencing. Purchaser responsible for boundary.		Integral garage
	Spot height		1.2m Post and rail fence. Purchaser responsible for boundary.		No build zone
	Plot area		Fixed position of principal elevation (max width indicated)		Drainage Easement (no build zone)
			1.8m Stone wall. Neighbour responsible for boundary.		
			Retained boundary agreement required with neighbour to construct shared support		

Plot Passport: Plot 189 C = Setting out coordination 287767.738 E - 72573.720 N

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Access to site		Services easement
	Zone for which house footprint shall be built within.		1.2m max high timber fence. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Maximum ridge height		1.8m Close boarded fencing. Purchaser responsible for boundary.		Integral garage
	Spot height		1.2m Post and rail fence. Purchaser responsible for boundary.		No build zone
	Plot area		Fixed position of principal elevation (max width indicated)		Drainage Easement (no build zone)
			1.8m Stone wall. Neighbour responsible for boundary.		
			Retained boundary agreement required with neighbour to construct shared support		

Plot Passport: Plot 190 C = Setting out coordination 287759.451 E - 72579.929 N

Plot: 191

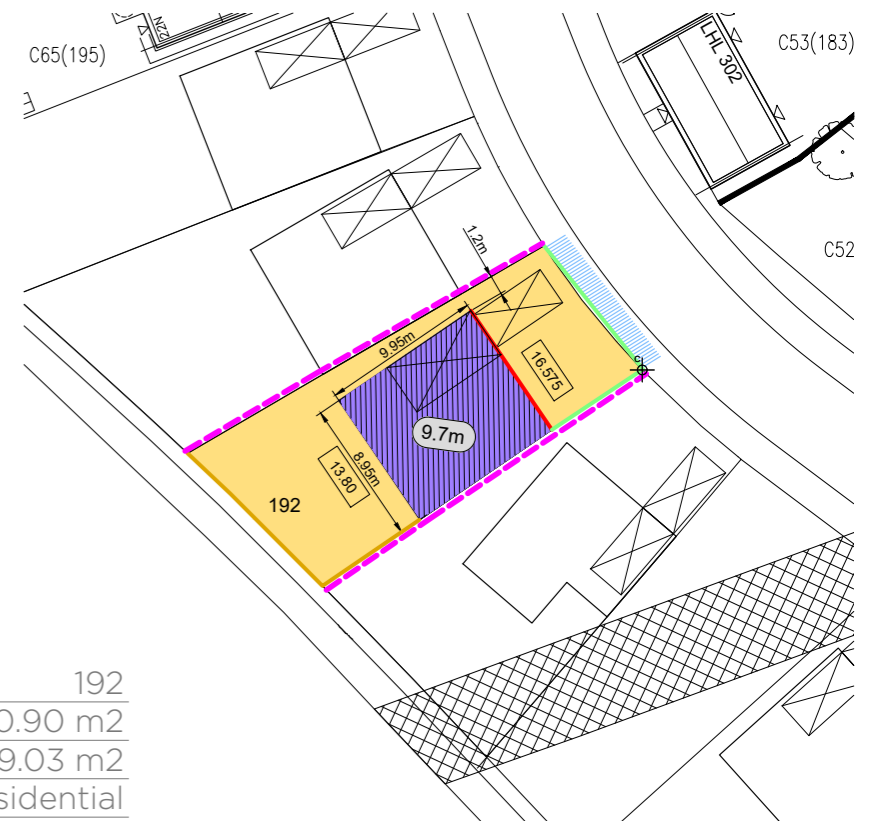


Plot: 191
 Gross Plot Area: 275.97 m²
 Max Dwelling Footprint: 89.03 m²
 Street Character: Urban residential
 Plot Services: Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Purchaser responsible for boundary.		Services easement
	Zone for which house footprint shall be built within.		1.2m max high timber fence. Purchaser responsible for boundary.		Devon bank with hedge Purchaser responsible for boundary
	Maximum ridge height		1.8m Close boarded fencing. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Spot height		1.2m Post and rail fence. Purchaser responsible for boundary.		Integral garage
	Plot area		Fixed position of principal elevation (max width indicated)		No build zone
			1.8m Stone wall. Neighbour responsible for boundary.		Drainage Easement (no build zone)
			Retained boundary agreement required with neighbour to construct shared support		

Plot Passport: Plot 191 C = Setting out coordination 287741.766 E - 72593.186 N

Plot: 192



Plot: 192
 Gross Plot Area: 260.90 m²
 Max Dwelling Footprint: 89.03 m²
 Street Character: Urban residential
 Plot Services: Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Access to site		Services easement
	Zone for which house footprint shall be built within.		1.2m max high timber fence. Purchaser responsible for boundary.		Devon bank with hedge Purchaser responsible for boundary
	Maximum ridge height		1.8m Close boarded fencing. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Spot height		1.2m Post and rail fence. Purchaser responsible for boundary.		Integral garage
	Plot area		Fixed position of principal elevation (max width indicated)		No build zone
			1.8m Stone wall. Neighbour responsible for boundary.		Drainage Easement (no build zone)
			Retained boundary agreement required with neighbour to construct shared support		

Plot Passport: Plot 192 C = Setting out coordination 287735.516 E - 72598.849 N

Plot: 193



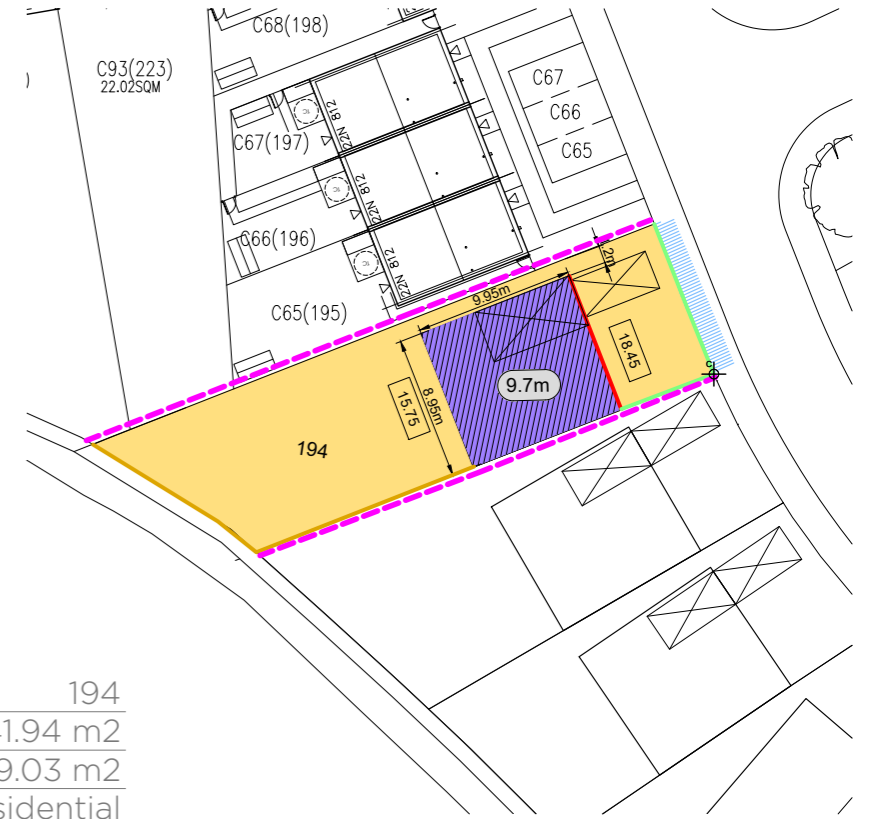
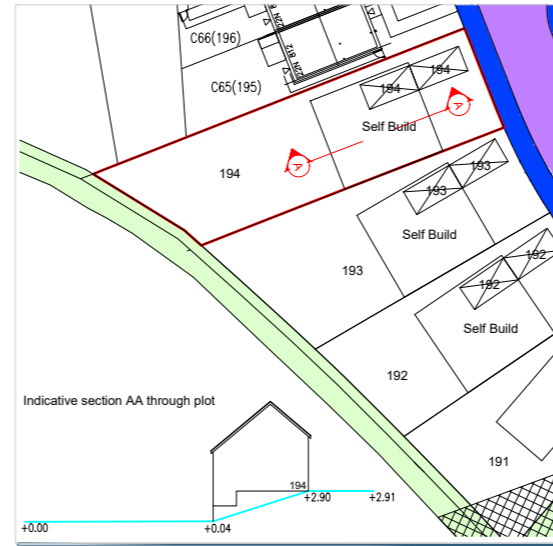
Plot: 193
 Gross Plot Area: 317.01 m²
 Max Dwelling Footprint: 89.03
 Street Character: Urban residential
 Plot Services: Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Prominent boundary to estate roads. Careful consideration to boundary treatment and building elevations. Purchaser responsible for boundary. Access to site.		Services easement
	Zone for which house footprint shall be built within.		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Purchaser responsible for boundary.		Devon bank with hedge Purchaser responsible for boundary
	Maximum ridge height		1.2m max high timber fence. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Spot height		1.8m Close boarded fencing. Purchaser responsible for boundary. 1.2m Post and rail fence. Purchaser responsible for boundary.		Integral garage
	Plot area		Fixed position of principal elevation (max width indicated)		No build zone
			1.8m Stone wall. Neighbour responsible for boundary.		Drainage Easement (no build zone)
			Retained boundary agreement required with neighbour to construct shared support		

C = Setting out coordination
 287729.469 E - 72606.497 N

Plot Passport: Plot 193

Plot: 194



Plot: 194
 Gross Plot Area: 341.94 m²
 Max Dwelling Footprint: 89.03 m²
 Street Character: Urban residential
 Plot Services: Accessible off of estate road

	Off Street parking within plot boundaries indicatively shown. (min 2.5m x 5.0m)		Prominent boundary to estate roads. Careful consideration to boundary treatment and building elevations. Purchaser responsible for boundary. Access to site.		Services easement
	Zone for which house footprint shall be built within.		Boundary to be open soft landscaping. Purchaser responsible for boundary. 1.2m max high timber fence. Purchaser responsible for boundary.		Devon bank with hedge Purchaser responsible for boundary
	Maximum ridge height		1.2m max high timber fence. Purchaser responsible for boundary.		Setting out coordinates (see below)
	Spot height		1.8m Close boarded fencing. Purchaser responsible for boundary. 1.2m Post and rail fence. Purchaser responsible for boundary.		Integral garage
	Plot area		Fixed position of principal elevation (max width indicated)		No build zone
			1.8m Stone wall. Neighbour responsible for boundary.		Drainage Easement (no build zone)
			Retained boundary agreement required with neighbour to construct shared support		

C = Setting out coordination
 287725.101 E - 72614.622 N

Plot Passport: Plot 194



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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