



Land at Arcadia Road, Elburton, PL9 8EG

Full detail planning for the erection of five detached residential dwellings.

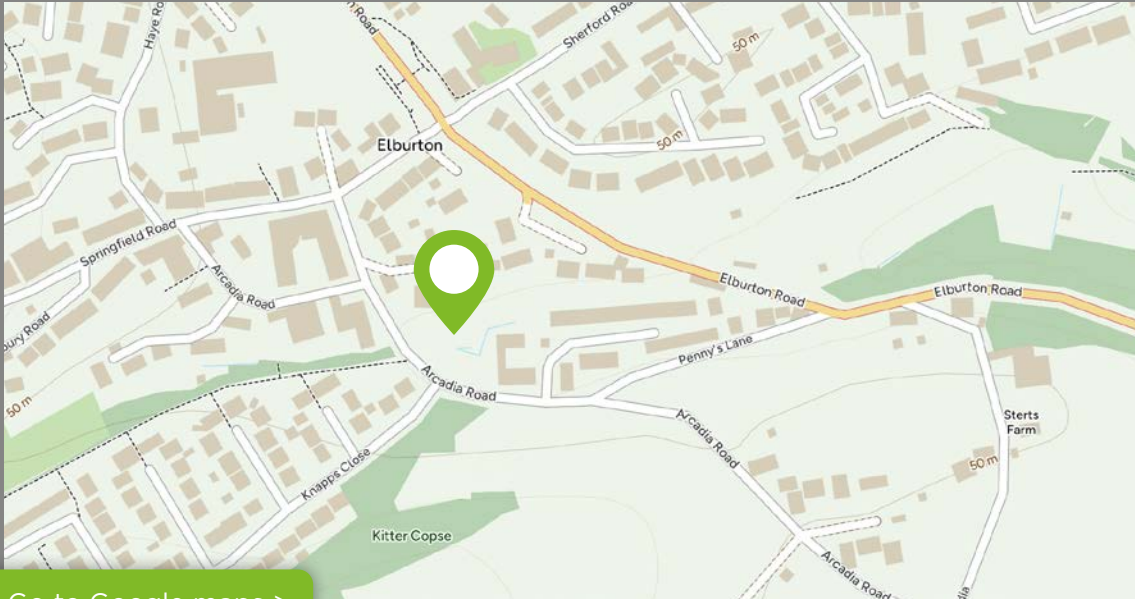
£550,000



thoroughly good property agents

Land at Arcadia Road, Elburton, PL9 8EG

Full detail planning for the erection of five detached residential dwellings.



[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 or James Clarke at Lang Town & Country Land and New Homes.



Will Smith
01626 298 130
07977 446 274
land@completeproperty.co.uk



James Clarke
01752 278 499
07970 422 614
james@langtownandcountry.com

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About The Site

The development site is within walking distance of Elburton Village and offers a wide array of shops, including a Cooperative store, post office, butchers and bakers, to name but a few. Transport links provide access to the Plymstock Broadway Shopping Centre and Plymouth's vibrant city centre. Recreational facilities can be found close by, including Horsham Playing Fields and stunning coastal walks that can be found at Wembury and Heybook Bay.

Planning

The site has been granted planning in July 2024 with a consent for 5 detached houses with the reference number **24/00372/FUL**.

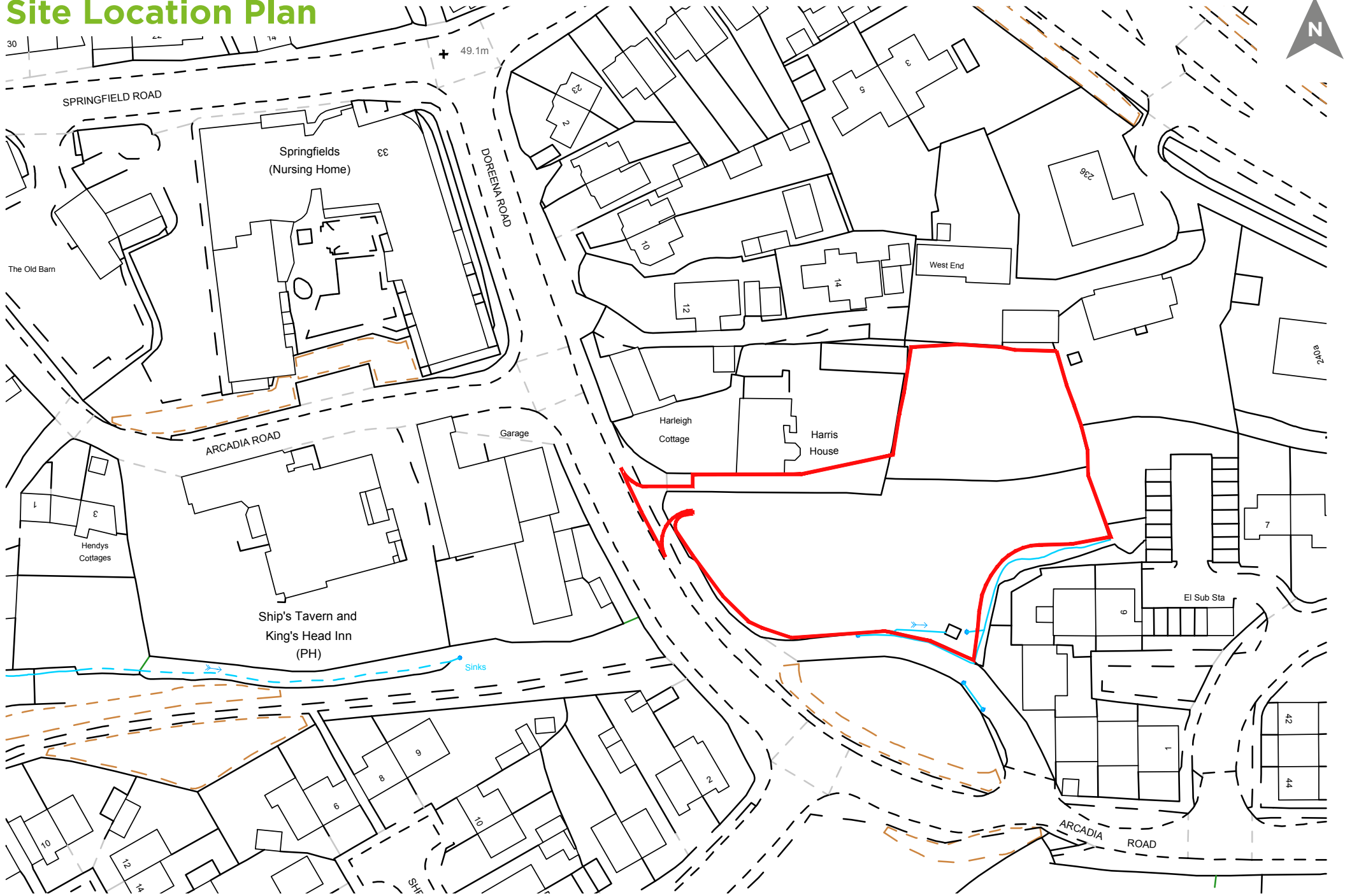
[Click to view the planning application](#) →

Community Infrastructure Levy (CIL)

The development will attract CIL. Details of the process can be found on the local planning website www.plymouth.gov.uk/CIL















Site Location Plan



Proposed Site Plan



Key:

- 
Ornamental Dry Stone Devon Bank
 1.2m High Natural Dry Stone Wall using local stone/slate with vertically-laid top-course with earth centre. Planted/topped with plants. Refer to BNG Report.
- 
Native Hedgerow:
 1.2m High Natural Dry Stone Wall using local stone/slate with vertically-laid top-course with earth centre. Planted/topped with plants including: oak, hawthorn, hazel, field maple, dogwood and a variety of wildflowers. Refer to BNG Report.
- 
Dividing Boundary Structures:
 1.8m High Feather-edged horizontal timber boarding - painted/stained black erected on top of concrete block retaining wall, rendered and painted white.
- 
Paving:
 Where shown, paved areas in gardens and on balconies to be finished with 450 x 450mm granite paving slabs
- 
Block Paving to Parking Areas
 Block Paviers Laid in Sand (Permeable Surfacing)
- 
Grey Block Paving Road Surface
 Block Paviers Laid in Sand (Permeable Surfacing)
- 
Street Tree Planting
 9 Medium Trees & 2 Small Trees
 Refer to supporting tree management plan for species
- 
Grass Lawn
 Private Garden Areas
- 
Native Scrub Planting
 Seeded with a mix of traditional grass seed and wildflowers to include dogwood, hazel, hawthorn, privet, box and/or low growing willow. Refer to BNG Report
- 
Wildflower Grass Verge
 Planted with wildflower grassland. Refer to BNG Report
- 
Existing Stone Wall at site entrance
 Extended / connected into
- 
Green Roof



Proposed Elevations



Street Elevation - 1



Street Elevation - 2

Proposed House Elevations



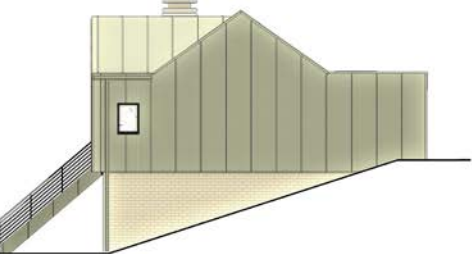
North



West



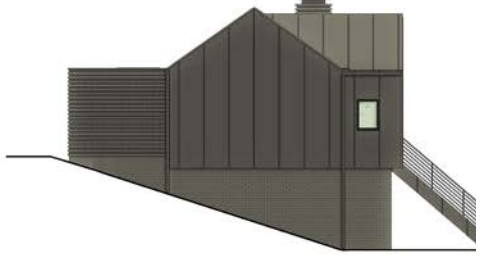
South



East



North



West



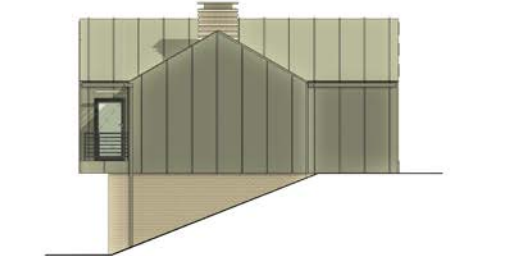
South



East



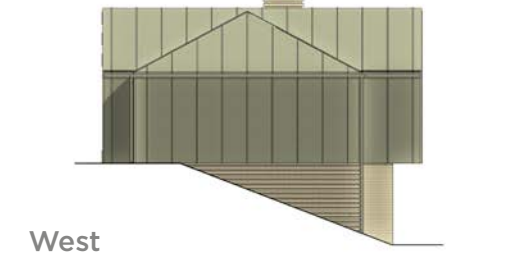
South



East



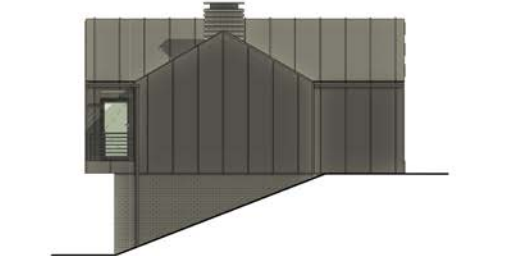
North



West



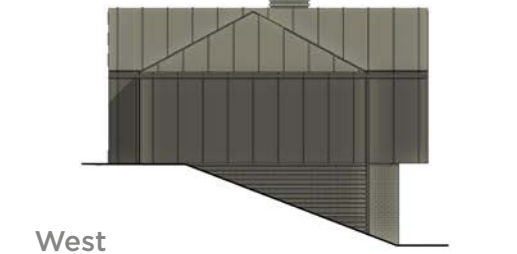
South



East

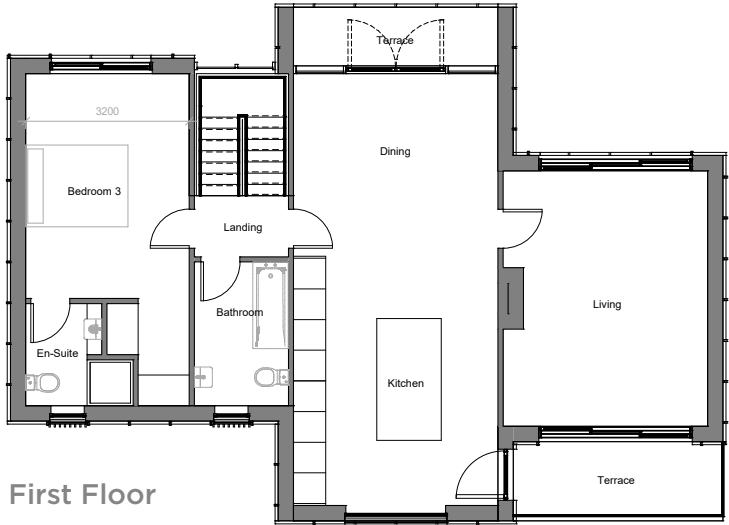
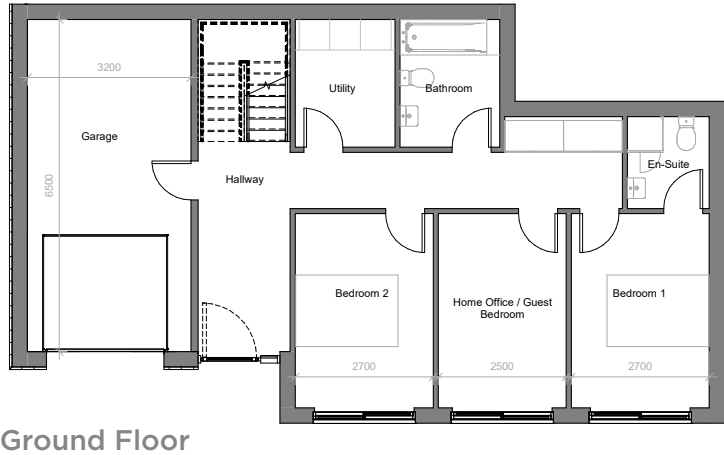
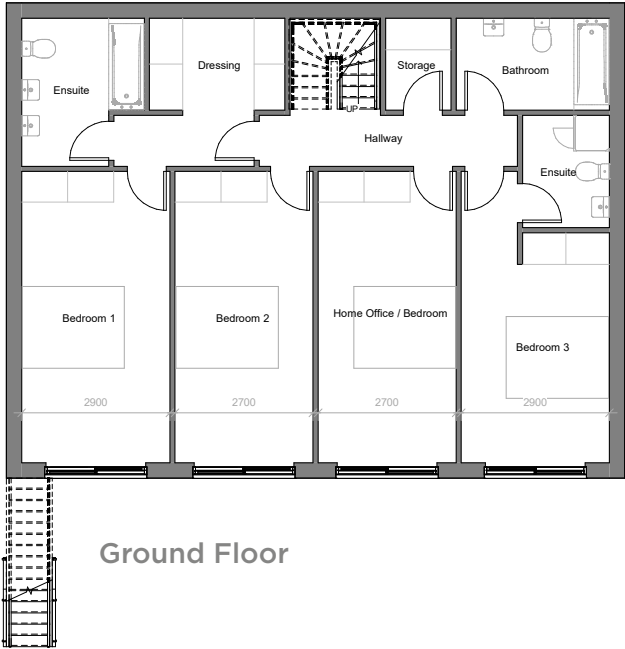


North



West

Proposed Floor Plans



Not to scale

Site Visuals

Computer generated images for illustrative purposes only



Further Technical information

We have collated a data folder of further technical information which includes the following:

Elburton Data Room

Consultant Reports

- Drainage
- Ecology
- Ground Investigation
- Highways
- Noise Impact
- Tree Survey

D&A Statement

- Accessible & Adaptable Dwelling Statement
- Design Statement
- Open Space Assessment

Drawings

- Location Plan
- Site Plan
- Site Elevations
- House Type Elevations
- Proposed House Types
- Proposed Floor Plans

Images of site

Planning Permission

Visuals

- Computer generated images of proposed site

[Click here to view the data pack](#) →



Method of Sale

The site featured in these particulars is for sale by informal tender. All proposals for the purchase of the land shall be submitted to Will Smith at Complete Land or James Clarke at Lang Town & Country Land and New Homes.

Viewing

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



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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.