



BUILDING PLOT AND LAND

Warren Lane - Ivybridge - Devon

BUILDING PLOT AND LAND

Warren Lane - Ivybridge - Devon - PL21 9JP

Ivybridge 1.0 miles; Plymouth 11.0 miles; M5 (J27) & Exeter 31.0 miles



A rare opportunity to acquire a development site in a highly accessible position on the fringe of Ivybridge, benefiting from planning consent for the demolition of an existing building and replacement with a substantial two-bed detached dwelling. The property also includes approximately 3.08 acres (1.25 hectares) of pasture.

Freehold Guide Price £180,000



GREENSLADE TAYLOR HUNT
www.gth.net

8 Erme Court, Leonards Road, Ivybridge, Devon, PL21 0SZ

01752 393737

farms.ivybridge@gth.net

INTRODUCTION

An exciting opportunity to acquire a residential development site in a highly accessible position on the edge of Ivybridge, combining the potential to create a rural detached home with a generous area of adjoining pasture land. The property offers an attractive proposition for developers, investors or owner-occupiers seeking to create a contemporary home in a countryside setting with the convenience of being close to Ivybridge.

DESCRIPTION

The property comprises an existing agricultural building set within a rural location on the fringe of Ivybridge, together with approximately 3.08 acres (1.25 hectares) of pasture. The building benefits from planning consent for demolition and replacement with a substantial two-bedroom detached dwelling, with associated parking and amenity areas, offering purchasers the opportunity to create a well-proportioned home in an accessible countryside setting.

Superbly positioned on the fringe of Ivybridge, the site offers an ideal prospect for a self-builder or small developer to create a bespoke home, whilst remaining within easy reach of Ivybridge, the A38 and the wider amenities of Plymouth and the South Hams.

SITUATION

Ivybridge, often referred to as the 'Gateway to the Moors', is set on the foothills of Dartmoor National Park and is a popular and convenient place to live. Its excellent transport links include close proximity to the A38 dual carriageway, providing easy access to Plymouth to the west and the M5 at Exeter to the east.

The town offers a wealth of amenities, with most shops and services centred around Fore Street and Glanville's Mill, the main shopping centre. Residents can enjoy a variety of independent shops, cafés, restaurants, and pubs, as well as scenic walks along the River Erme which winds through the town centre. The area is well served by local schools, with Ivybridge Community College being a highly regarded secondary school.



SERVICES

We understand mains single-phase electricity and mains water services are available on or near the property. Prospective purchasers must make their own enquiries to verify the availability and suitability of services.

DIRECTIONS

From the centre of Ivybridge, proceed west along the B3213 towards Plymouth and join the A38 westbound. Take the first exit, signposted Westlake, onto Hunsdon Road. Continue for approximately 0.1 miles before turning right at the junction onto Warren Lane. Continue for approximately 250 ft, where the property will be found on the right-hand side, identified by a GTH 'For Sale' board at the access gateway.

ADDITIONAL INFORMATION

Broadband: No investigations have been made into the available broadband connections; prospective purchasers are directed to make their own investigations.

Mobile Coverage: Available via **EE, O2, THREE** and **VODAFONE**. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is at a VERY LOW RISK from River/Sea and Surface Water flooding (chance of flooding each year less than 0.1%).

Rights & Restrictions: The property is offered for sale subject to and with the benefit of all matters contain in or referred to in the property charges register of the registered title, along with all public and private rights of way, wayleaves, easements and other rights of way whether specifically referred to or not. Specific rights are noted within these particulars.

Health & Safety: All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when visiting the property.

Tenure: The property is sold as freehold with the benefit of full vacant possession.

Local Authority: South Hams District Council - Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

PLANNING CONSENT

Full planning permission has been granted by South Hams District Council under application reference **1868/25/FUL**, dated 4 June 2026, for the demolition of the existing agricultural building and its replacement with a single-storey, two-bedroom detached dwelling.

The planning permission follows a previous approval under Class Q.

The approved scheme comprises a detached single-storey dwelling extending to approximately 95 sq m Gross Internal Area, together with associated vehicular access, parking, private residential curtilage and external works. The proposed accommodation provides two bedrooms alongside the principal living accommodation and is designed to make effective use of the existing developed footprint.

The proposals also incorporate a range of sustainable energy measures, including solar photovoltaic panels, an air source heat pump and electric vehicle charging provision.

We believe that all elements have been constructed with planning consent or have been in place for sufficient time that a certificate of lawful existing use could be secured.

Prospective buyers are urged to review the decision notice and officer's report along with any related application documents, to have a thorough understanding of the consent granted.



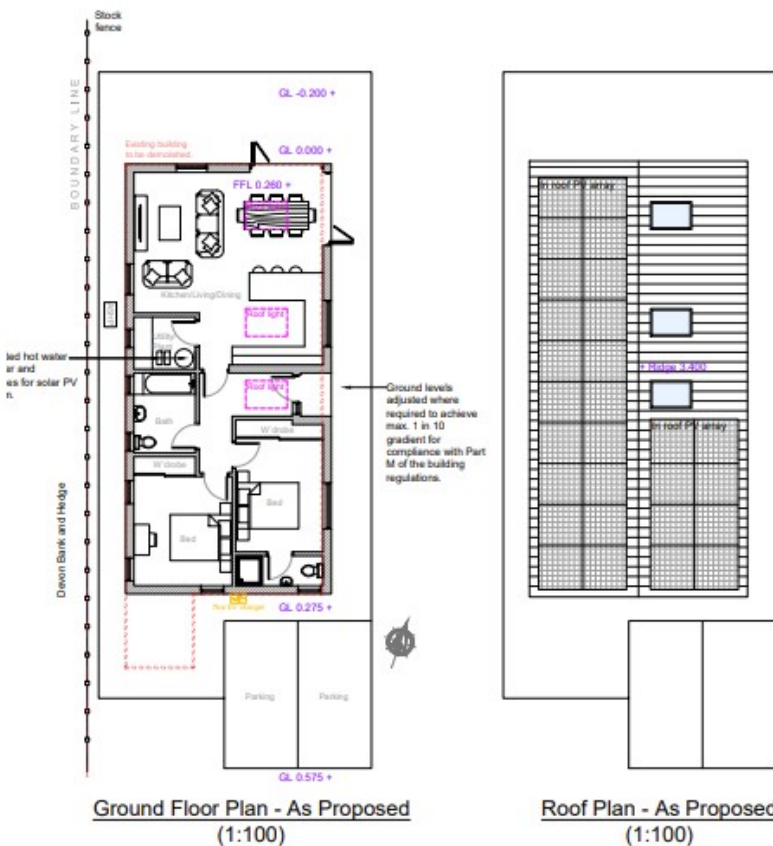
IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

PROPOSED



For identification purposes only. Not to scale. Not to be relied upon.



DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to a Development Uplift Clause, providing for an agreed payment in the event of any future increase in value arising from additional development of the property.

The clause will apply to any future planning consent or development opportunity beyond the existing planning consent, which will be expressly excluded. Full details, including the trigger, percentage and duration, can be discussed with the selling agents.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt

8 Erme Court, Leonards Road
Ivybridge, Devon, PL21 0SZ

Email: farms.ivybridge@gth.net

Tel: 01752 393737 | Ref: IVB260203

GREENSLADE TAYLOR HUNT
www.gth.net

