PROPOSED SITE PLAN

LAND AT FOUR CROSS

Stoke Gabriel

Devon

TQ9 6QN

Bettesworths

Land at Four Cross

Paignton Road, Stoke Gabriel, Totnes, Devon, TQ9 6QN

Ref No: 5046

Prime South Hams Residential Development Opportunity

Planning Approval Granted for 9 Detached Dwellings
Attractive Semi-Rural Setting within the South Devon National Landscape
Mixture of 2, 3 and 4-Bedroom Houses and Chalet Bungalows
Significant Planning and Technical Work Already Undertaken

DESCRIPTION

An exciting residential development opportunity situated on the edge of the highly regarded South Hams village of Stoke Gabriel, situated on the River Dart.

The freehold site comprises a former garden nursery extending to a broadly regular shaped parcel with established access directly from Paignton Road. Positioned approximately 0.2 miles from the village, the site enjoys an attractive semi-rural setting whilst remaining readily accessible to nearby centres including Totnes, Torbay and the wider South Devon coastline.

Planning permission has been secured for the development of 9 detached dwellings following Outline Consent reference 3138/17/OPA together with Reserved Matters Approval reference 3435/22/ARM dated 22nd August 2024. All key planning conditions have also been formally discharged by South Hams District Council in April 2026, reference 1110/26/ARM.

The approved scheme comprises a well-considered cul-de-sac style layout including a mix of two-storey houses and chalet bungalows with contemporary design elements including render and natural timber cladding. The accommodation mix comprises 3 x two-bedroom dwellings, 4 x three-bedroom dwellings and 2 x four-bedroom dwellings.

The planning consent incorporates a number of sustainability measures including solar panels, EV charging points and air source heat pumps, reflecting the low-carbon objectives of the local planning authority.

A substantial amount of technical and preparatory work has already been completed including ecological reports, drainage strategy work, contamination investigations and tree protection details. The site is now cleared and ready to be developed.

For further information please contact Matt Bettesworth
01803 212021 | matt@bettesworths.co.uk

Offers in Excess of £1,000,000 Freehold

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3 Generations
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CLIENT - Aspire Homes & Developments Ltd
PROJECT - Four Cross, Stoke Gabriel
DATE - 23.03.23

DRAWING - Site Location Plan
SCALE - 1:1250 @ A3
Dwg. Ref - **2230/01c**

ORTUS
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