



Plot at Salty Pines

Plot at Salty Pines, Ham Lane, Shaldon, Teignmouth, Devon, TQ14 0HW



Exeter 15 miles Teignmouth 1.5 miles
Torquay 8 miles

An exceptional plot in an elevated position in the desirable village of Shaldon with outline planning granted.

- Plot for Four Bedroom Detached Home
- Outline Planning Granted
- Elevated Edge of Village Location
- River Views and out to Dartmoor
- Garden and Ample Driveway Parking
- Highly Desirable Location

Guide Price £450,000



SITUATION

Shaldon is an extremely popular picturesque riverside village on the lovely Teign Estuary on the beautiful South Devon coast. This popular, unspoilt and pretty village is built around a network of narrow streets lined with many interesting Georgian and Victorian cottages retaining the charm of a bygone era. From Shaldon there is direct access to the South West Coast path, and it also has a traditional passenger ferry to and from Teignmouth which has a useful rail link. The village offers a good range of beachside cafes, restaurants and pubs, as well as many other daily amenities including a Doctors surgery a post office and several shops, well regarded primary school, botanical gardens and even a Zoo! There are several sandy beaches nearby including Ness Cove and Shaldon Beach.

DESCRIPTION

An exciting opportunity to purchase a well appointed plot with outline planning permission to construct a detached four bedroom home with wonderful views of the surrounding countryside and River Teign. The plot has its own driveway access off Ham Lane into what would be a large level parking area for the new dwelling. There is a derelict main building/mobile home on the site which is to be demolished which is where the new dwelling would be positioned. The generously sized plot also offers plentiful space for the creation of landscaped gardens and further outside recreational space.

PLANNING

Application Details/Reference -

20/02112/OUT

Salty Pines, Ham Lane, Shaldon, Devon,
TQ14 0HW

Proposal: Outline - Dwelling to replace
mobile home (Approval sought for scale
only)

Type: Outline Application

Decision - Outline Approval

Link -

[https://www.teignbridge.gov.uk/planning/forms/
application-details/?](https://www.teignbridge.gov.uk/planning/forms/application-details/?)

Type=Application&Refval=20/02112/OUT

SERVICES

We are informed by the sellers that
mains electric, water and drainage are on
site.

LOCAL AUTHORITY

Teignbridge District Council, Forde
House, Brunel Road, Newton Abbot,
Devon, TQ12 4XX.

Tel: 01626 361101. E-mail:
info@teignbridge.gov.uk.

VIEWING

Strictly by prior appointment only with
Stags on 01803 200160.

DIRECTIONS

Cross the bridge from Teignmouth on
the A379 signed for Shaldon, after the
pedestrian crossing turn right onto
Ringmore Road. At Ringmore Towers
(on your right), turn left up Salty Lane
and continue up the hill the road
becomes Commons Lane. Take the third
turning on your right into Ham Lane
where the plot will be found towards the
end of the lane on the left hand side.



