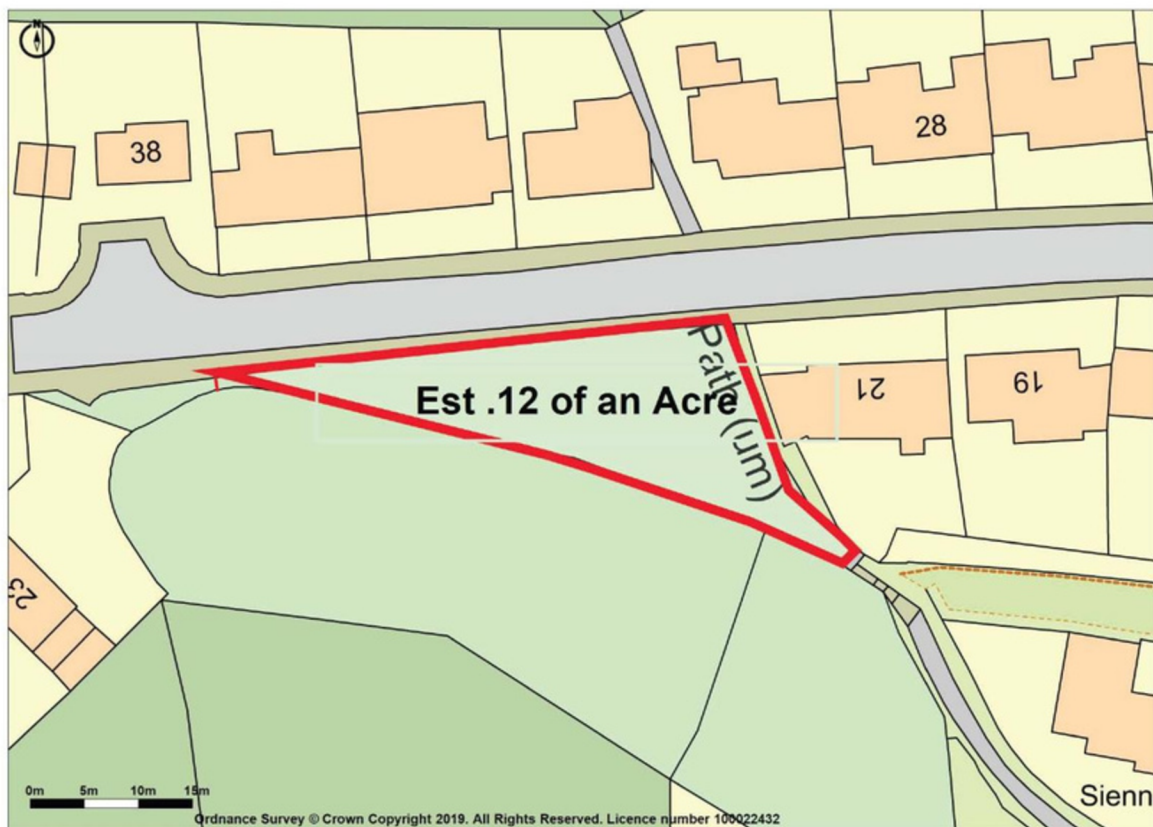


## Land at Cherry Tree Drive, Brixton, Plymouth, Devon, PL8 2DD

Identification Plan



**Promapv2**  
LANDMARK INFORMATION

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Plotted Scale - 1:500 Paper Size - A4

LAND SITUATED AT CHERRY TREE DRIVE, BRIXTON, PLYMOUTH PL8 2DD

### Guide Price £70,000

Contact Newton Ferrers Office on **01752 873311** or email [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

*Plymouth City Centre and Waterfront 5 miles, A38 2½ miles, Coast 4 miles (distances approximate)*

An opportunity to acquire a parcel of land extending to approximately 0.12 acre in a South facing position within the popular South Hams village of Brixton.

# Land at Cherry Tree Drive, Brixton, Plymouth, Devon, PL8 2DD

## SITUATION AND DESCRIPTION

A parcel of land extending to approximately 0.12 acre and outlined in red on the plan, in the cul-de-sac of Cherry Tree Drive. The village is readily accessible to Plymouth and the outstanding scenery of the South Hams and is well equipped with a PO/general stores, primary school, nursery, bus routes to the City Centre, pub, restaurant, renowned fish and chip shop, and church. The land is available to purchase for a variety of uses, subject to planning permission and a potential change of use, no planning permission has been granted.

## PLANNING

No planning enquiries have been sought by ourselves or the client and we would recommend that interested parties make their own enquiries with the local authority (contact details below) and also make reference to the Brixton Parish Neighbourhood plan 2014 – 2034.

The land is not situated within the South Devon AONB, although there are tree preservation orders on neighbouring property.

## SERVICES

We have not checked the services available and would suggest that purchasers make their own checks of the utilities available.

## METHOD OF SALE

The land will be sold by private treaty, with the guide price of £70,000. Although, the seller reserves the right to set a closing date for offers at a subsequent date. The seller is inviting offers on an unconditional basis.

A submission of offers form is available from the Newton Ferrers Office. Please call 01752 873311 or email [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

## VIEWING

The Land is immediately accessible from Cherry Tree Drive although this is done at the buyers own risk.

## LOCAL AUTHORITY

The site falls within the jurisdiction of South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

Tel: 01803 861234

Email: [planning@southhams.gov.uk](mailto:planning@southhams.gov.uk)

## DIRECTIONS

From Yealmpton, proceed West along the A379 for about 1.5 miles and enter the village of Brixton. Take the first right up Red Lion Hill, and second left, you will find Cherry Tree Drive.

## TENURE

Freehold

## POSTCODE

PL8 2DD

These details have been collated at a particular point in time and does not negate the need for the buyer to carry out their own due diligence.

For further information, please contact Marchand Petit Newton Ferrers on **01752 873311** or email: [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

**IMPORTANT NOTICE 1.** These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. **2.** Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. **3.** The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. **4.** Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. **5.** Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Marchand Petit Limited Reg. In England & Wales No. 3051186. Registered address, 94 Fore Street, Kingsbridge, Devon, TQ7 1PP

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