







Main Features


Plot Number: 55
 Unit Type: Detached
 Plot Area: 430m² / 0.1 acres
 Build Zone Area: 117.9m²
 Max Storeys: 2

Build Zone 

Extent of Plot 

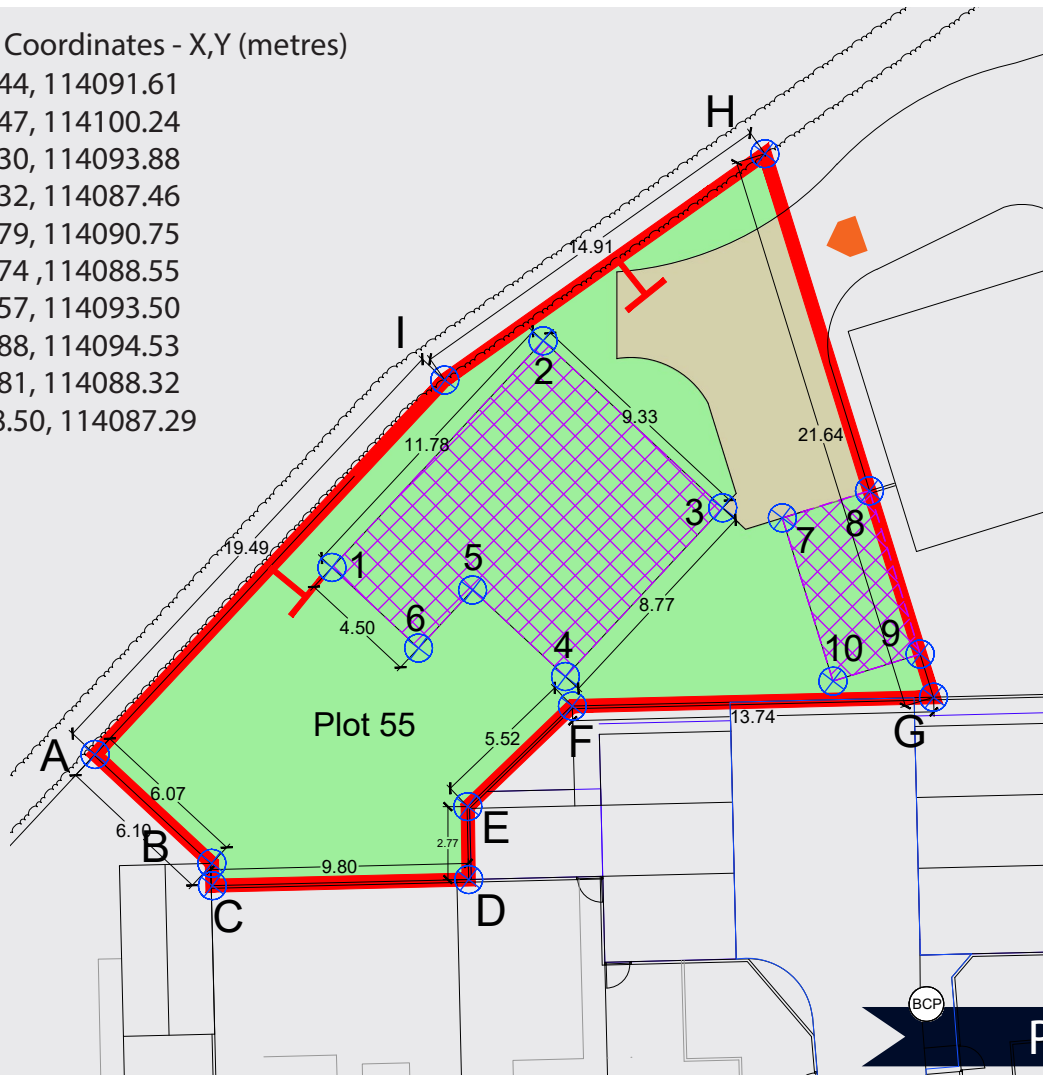
Illustrative Location of on plot parking spaces + driveway 

Boundary for which the purchaser has responsibility to maintain remaining boundaries are shared responsibility 

Plot Vehicular Access Point 

Build Area Coordinates - X,Y (metres)

- 1: 302439.44, 114091.61
- 2: 302447.47, 114100.24
- 3: 302454.30, 114093.88
- 4: 302448.32, 114087.46
- 5: 302444.79, 114090.75
- 6: 302442.74, 114088.55
- 7: 302456.57, 114093.50
- 8: 302459.88, 114094.53
- 9: 302461.81, 114088.32
- 10: 302458.50, 114087.29



Price: £TBC

Plot Coordinates - X,Y (metres)

- | | | |
|-------------------------|-------------------------|-------------------------|
| A: 302430.43, 114084.50 | D: 302444.64, 114079.74 | G: 302462.32, 114086.68 |
| B: 302434.87, 114080.36 | E: 302444.60, 114082.51 | H: 302455.90, 114107.35 |
| C: 302434.89, 114079.51 | F: 302448.58, 114086.34 | I: 302443.73, 114098.74 |



Main Features

Plot Number: 56


Unit Type: Detached

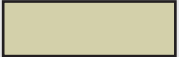
Plot Area: 392m² / 0.09 acres


Build Zone Area: 104.33m²


Max Storeys: 2

Build Zone 

Extent of Plot 

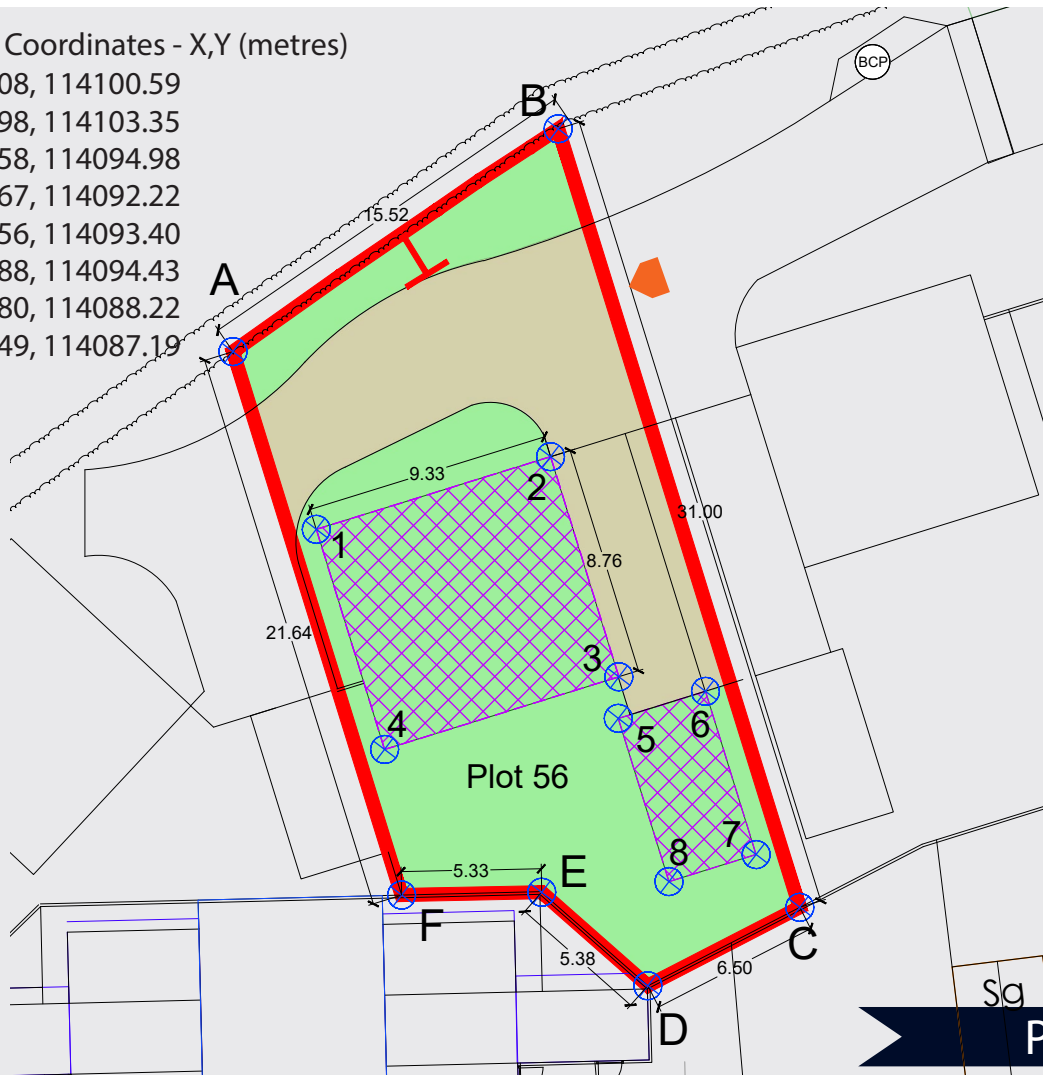
Illustrative Location of on plot parking spaces + driveway 

Boundary for which the purchaser has responsibility to maintain remaining boundaries are shared responsibility 

Plot Vehicular Access Point 

Build Area Coordinates - X,Y (metres)

- 1: 302459.08, 114100.59
- 2: 302467.98, 114103.35
- 3: 302470.58, 114094.98
- 4: 302461.67, 114092.22
- 5: 302470.56, 114093.40
- 6: 302473.88, 114094.43
- 7: 302475.80, 114088.22
- 8: 302472.49, 114087.19



Price: £TBC


Plot Coordinates - X,Y (metres)


- A: 302455.90, 114107.35
- B: 302468.27, 114115.82
- C: 302477.46, 114086.21
- D: 302471.68, 114083.23
- E: 302467.64, 114086.78
- F: 302462.32, 114086.68

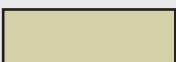



Main Features


Plot Number: 57
 Unit Type: Detached
 Plot Area: 454m² / 0.11 acres
 Build Zone Area: 104.33m²
 Max Storeys: 2

Build Zone 

Extent of Plot 

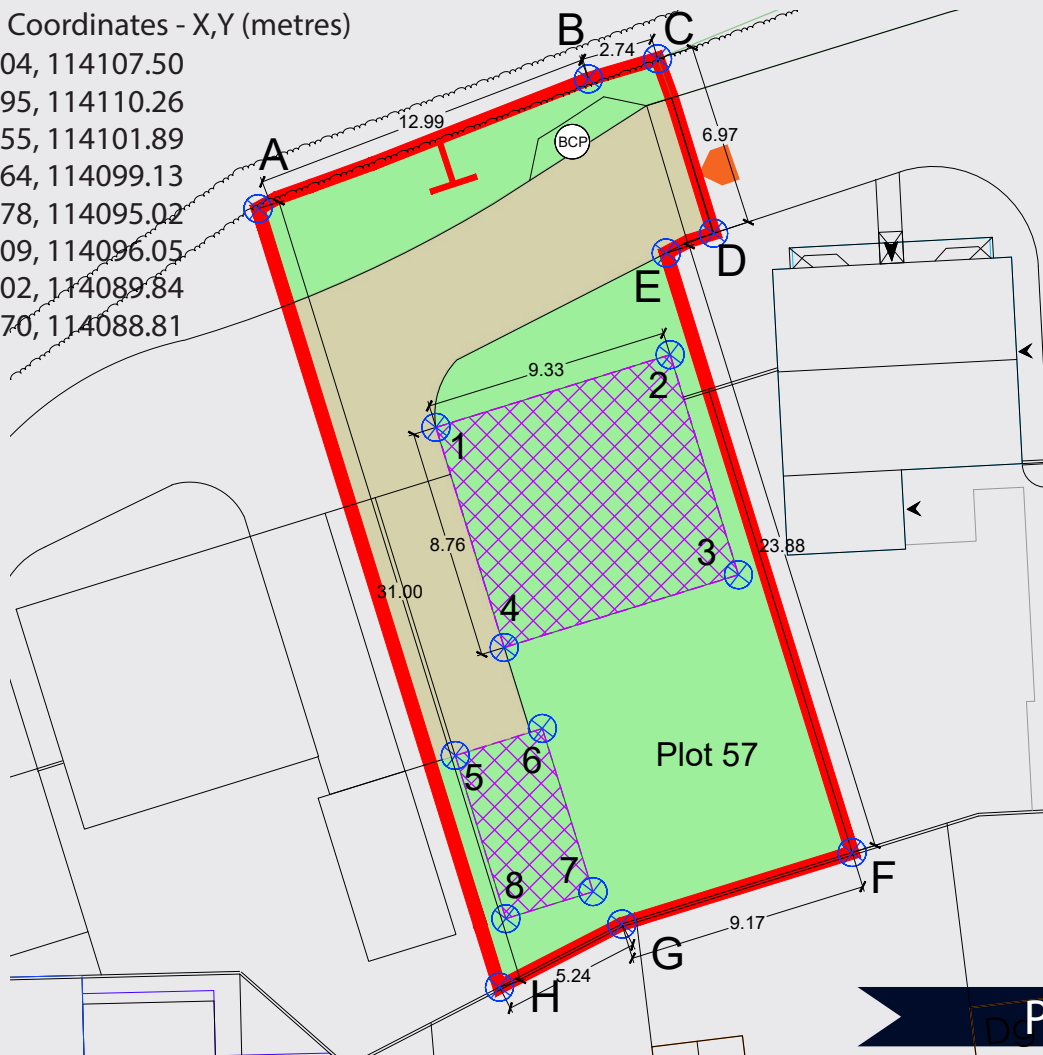
Illustrative Location of on plot parking spaces + driveway 

Boundary for which the purchaser has responsibility to maintain remaining boundaries are shared responsibility 

Plot Vehicular Access Point 

Build Area Coordinates - X,Y (metres)

- 1: 302475.04, 114107.50
- 2: 302483.95, 114110.26
- 3: 302486.55, 114101.89
- 4: 302477.64, 114099.13
- 5: 302475.78, 114095.02
- 6: 302479.09, 114096.05
- 7: 302481.02, 114089.84
- 8: 302477.70, 114088.81



Price: £TBC

Plot Coordinates - X,Y (metres)

- A: 302468.27, 114115.82
- B: 302480.84, 114120.75
- C: 302483.47, 114121.52
- D: 302485.61, 114114.88
- E: 302483.80, 114114.13
- F: 302490.87, 114091.33
- G: 302482.11, 114088.61
- H: 302477.46, 114086.21

Rules of your Build

1. Development may not be commenced until Mid Devon District Council (MDDC) Planning Authority grant reserved matters planning consent for this plot.
2. Your home must be built within the 'build zone' and not exceed the max. Gross Internal Area (GIA) as permitted by MDDC as part of your reserved matters approval. The footprint of your home does not need to fill the entire 'build zone' and can be positioned anywhere within it. Also refer to note 5 below regarding merging of plots. See below for GIA definition.
3. No temporary buildings or caravans are allowed on your plot. Prior to Completion, you shall not occupy your home for residential purposes or allow your home to be occupied for residential purposes.
4. No works (inc. temporary works) or storage of materials may be undertaken outside the curtilage of your plot. Should there be a requirement for you to undertake works beyond your plot boundary then consent prior to the works commencing must be obtained from MDDC and the landowner.
5. This plot is for one detached unit. The subdivision of this plot is not permitted.
6. Construction must commence within 6 months of Legal Completion of the plot purchase.
7. Unit Completion must take place within 24 months of the Start on Site. See below for Unit Completion & Start on Site definition.
8. The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
9. Two car parking spaces must be provided on the plot and be a minimum of 2.5m x 5.5m in size. The position of parking bays is to your discretion. The minimum internal dimensions for a single car garage is 3.0m x 6.0m.
10. The T marks shown on the Plot Plan indicate the boundaries to your plot for which you have a responsibility to maintain. All other boundaries are shared ownership/maintenance with the adjacent landowner.
11. The position of the elevations of your home are flexible, i.e. they do not have to be parallel to the site boundaries and the building does not have to be a regular shape.
12. Front boundary treatments are to be a maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home i.e. beyond the Building Line. Side/rear boundaries to be maximum 1.8m high except where retaining structures are required. The use of close-board/lap timber fencing along any front or public facing boundary is not permitted. All public facing boundaries are to be either a native hedge mix; a mortared natural stone wall; or a timber post and rail fence (a post and rail/mesh fence may also be used as secure boundary within a hedge boundary).
13. Unless a variation is approved by MDDC Planning Authority the facade and roof materials of your home must comply with the Materials Palette shown in the plot passport
14. During the period of construction and associated machinery movements and deliveries; any damage deemed to have been caused to the private roads approaching the plots will be the responsibility of the SBP owner to reinstate or repair to their original condition outside of the cost of the Man Co agreement.

15. Prior to the commencement of your build a Construction Management Plan (CMP) must be submitted to and approved in writing by MDDC. The CMP should cover such things as;

- A timetable for the works
- Daily hours of construction
- Location of storage areas
- Loading and unloading bay location
- Photographic evidence of the condition of the adjacent public highway prior to commencement of any work.

Note: Delivery and construction traffic travelling to and from the site is restricted to between 8:00am and 5:00pm Mondays to Fridays and 9:00am to 1:00pm Saturdays. No movements outside of these times or on Sundays and Bank/Public holidays are permitted unless prior agreement has been obtained in

2.1.3 Hours of Work

Monday to Friday 7.30 to 6pm – Internal work and non-noise generating activities only
NOTE: No noise generating activities before 8am – this includes no plant or machinery to be started before 8am.

No operatives to arrive on site before 7.30am

Saturday 8am to 1pm

Delivery and construction traffic travelling to and from the site shall be within the agreed hours (as per condition 12)

Monday to Friday 8am to 6pm

Saturday 9am to 1pm

This will be enforced through the letting on the contracts for the site and the site manager will enforce the rules.

There will be no Sunday working or bank holidays

The above list is provided as a guide only as to the type of information that the CMP should contain. A detailed list of the contents for the CMP should be obtained from MDDC for approval.

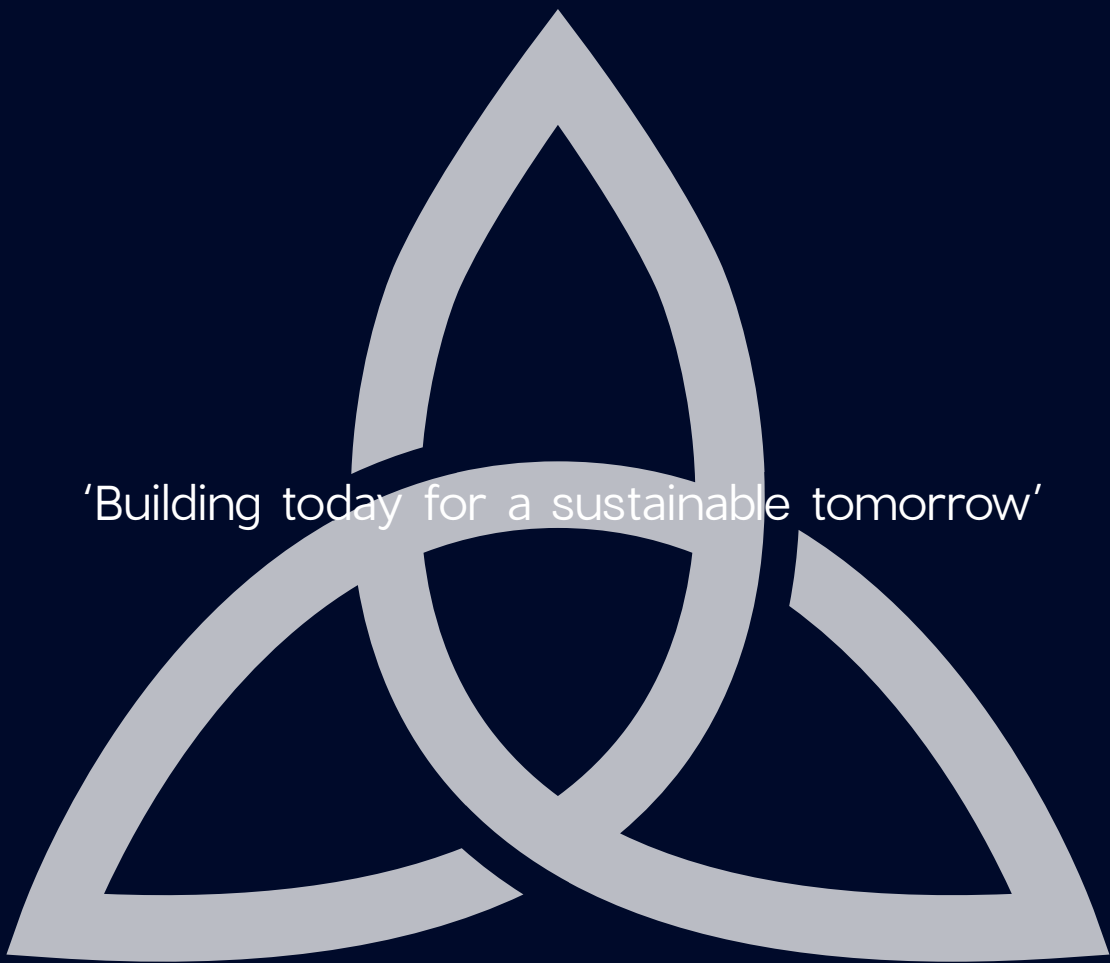
Definitions

Gross Internal Area (GIA) The Gross Internal Area means the total enclosed internal floor area of your home measured within the external walls taking each floor into account and excluding the thickness of the external walls. The GIA of your home also includes integral garages and conservatories.

Completion Unit Completion shall be deemed to be achieved on the date of the earliest of the following being issued in respect of your home; i) the date of completion notice for Council Tax purposes in accordance with schedule 4a of the Local Government Act 1992 or ii) the date of the Building Regulations completion certificate in accordance with section 17 of Building Regulations or if earlier the date on which any latent defects insurer issues the policy cover note in respect of the building works.

Start on Site shall be deemed by the commencement of any site clearance, preparatory work or groundworks carried out to enable build to proceed.

Prospective plot purchasers are encouraged to review the Design and Access Statement, particularly Section 5.12 – Self-Build Design Code, for guidance on the design principles and requirements for self-build homes within the development. As part of the individual Reserved Matters (RM) applications for each plot, self-builders will need to secure approval from the local planning authority



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