



**Plot 3, The Fairway**  
**Newton Ferrers, Plymouth, PL8 1DW**

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand**  **Petit**  
ESTATE AGENTS



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# Plot 3, The Fairway

Newton Ferrers, Plymouth, PL8 1DW

## SITUATION AND DESCRIPTION

The Fairway lies on the northern fringe of the South Hams village of Newton Ferrers, forming a wide, low density, cul-de-sac of detached houses and bungalows adjoining open fields. Five building plots were given consent in 2017.

The amenities of the village centre are within about half a mile, and these include the highly regarded primary school, waterfront, Post Office, a Coop store, pub, pharmacist's, butcher's, parish church, modern WI hall, and café.

## PLANNING

Full approval granted by South Hams District Council ref 1372/16/FUL.

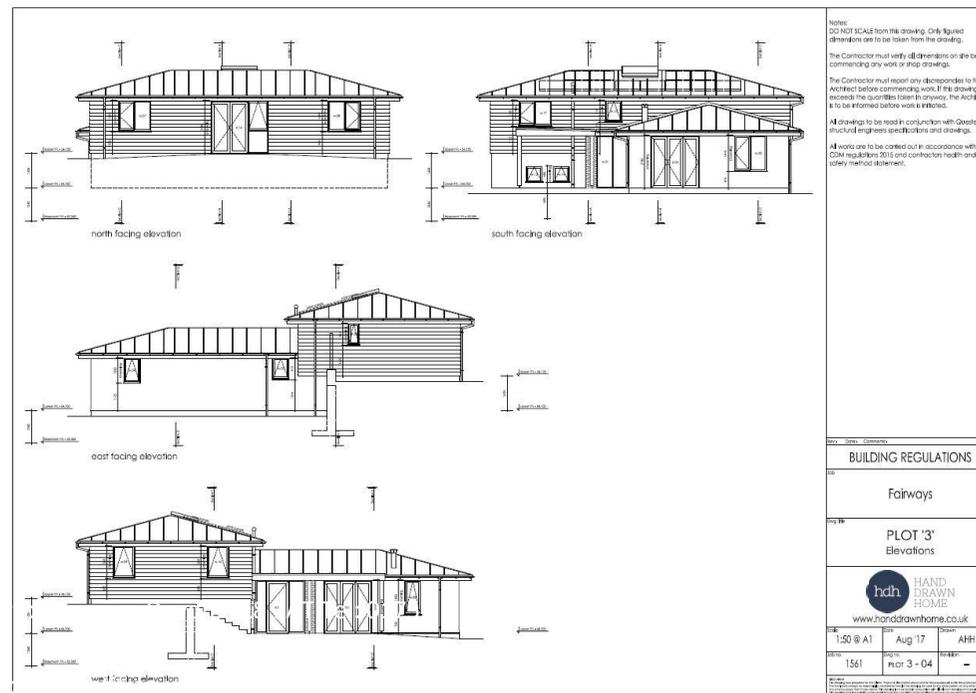
All of the pre-commencement conditions have been discharged with the exception of materials

## BUILDING REGULATIONS

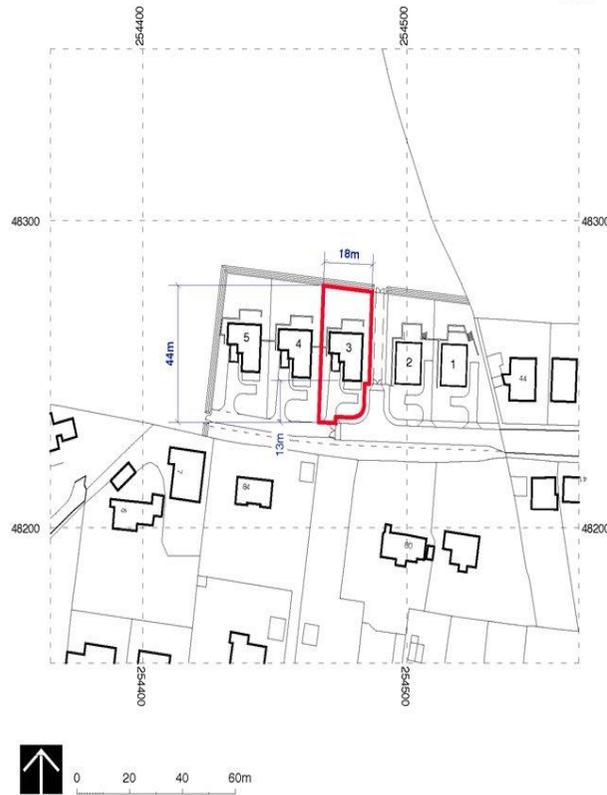
A full set of architectural Building Regulations plans are available for construction utilising timber frame technology and these will be made available for the purchaser.

## ARCHITECTS

Hand Drawn Home Limited ([www.handdrawnhome.co.uk](http://www.handdrawnhome.co.uk)) Modbury Office: 01548 435 165



A4



Scale - 1:1250

Ordnance Survey Map reference SX 545 482

X (EASTING) 254509 Y (NORTHING) 048242

Administrative area SOUTH HAMS DISTRICT

**Plot 3**  
Marking Plot boundary

**FOR IDENTIFICATION PURPOSES ONLY - DO NOT SCALE  
NOT TO FORM PART OF ANY CONTRACT**

### SERVICES

Main water electricity and drainage are available in The Fairway.  
Connection at purchaser's expense.

### TENURE

Freehold.

### VIEWING

Very strictly by appointment only through Marchand Petit (Newton Ferrers office). Tel 01752 873311.

PLEASE NOTE - ACCESS TO THE PLOT IS BY PRIOR APPOINTMENT ONLY DUE TO LIVESTOCK.

### DIRECTIONS

From the A379 at Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office on the right, and bear around to the right take the first right turn into Court Road. After about 200 yards turn right into The Fairway and continue to the end of the road where the plots will be seen in front, beyond a gateway.

### Newton Ferrers Office

The Green Parsonage Road, Newton Ferrers,  
Devon, PL8 1AT

Tel: 01752 873311

Email: newtonferrers@marchandpetit.co.uk

[www.marchandpetit.co.uk](http://www.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.

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