

RESIDENTIAL DEVELOPMENT SITE FOR 9 DWELLINGS

LAND AT MONKLEIGH BARTON BARN

MONKLEIGH NR BIDEFORD EX39 5JY

- Outline Planning Permission 1/0571/2020/OUT
- All matters reserved
- Village centre, lovely rural setting
- Offers Invited – Guide £600,000

blue line denotes approximate site boundary

THE SITE – EX39 5JY

KLP are delighted to offer this wonderfully located greenfield residential development site which extends to circa 0.43ha/1.06acres as approximately identified by a blue boundary line on the plan above. The land falls gently from north to south and is situated in the village centre close to the popular primary school and St George Parish Church.

The site benefits from outline planning permission for 9 dwellings of which two are to be provided as affordable housing. Access is proposed off School Lane which runs along the north and east boundary of the site.

Please note from the approved Site and Location Plan below, that along the eastern boundary is a thin strip (approximately 25M in length) which is currently within the owners title, this is not part of the sale and is intended to enable car parking for a small number of cars.

The illustrative site plan, drawing also below, was submitted as part of the planning application and offers an indication of how a scheme for 9 dwellings may be designed, it is not however an approved drawing.

MONKLEIGH, DEVON

Monkleigh is a delightful village, parish and former manor in north Devon, England, situated 2.5 miles north-west of Great Torrington and 3.5 miles south-east of Bideford. The village offers a number of local amenities including primary school, The Bell Inn a 17th Century thatched inn, village hall and the 15th century church of St George.

A much wider range of shop services and amenities can be found at Bideford whilst the coast and holiday town of Westward Ho! is approximately 8 miles to the north.

PLANNING

Under Torridge District Council Adopted Local Plan 2011-2031 the site is allocated for residential development, Policy MON01. This is not an exceptions policy allocation.

Torridge District Council granted outline planning permission dated 27 January 2023 under application 1/0571/2020/OUT for nine dwellings with all matters reserved, land at Monkleigh Barton Barns, Monkleigh, Devon.

A S106 Agreement is applicable to this planning permission requiring an affordable housing contribution and other contributions.

Torridge District Council are not a Community Infrastructure Levy charging authority.

A planning information pack is available upon request via a drop box link.

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP on 01392 879300

METHOD OF SALE

Freehold for sale by Private Treaty.

Offers Invited - Guide £600,000

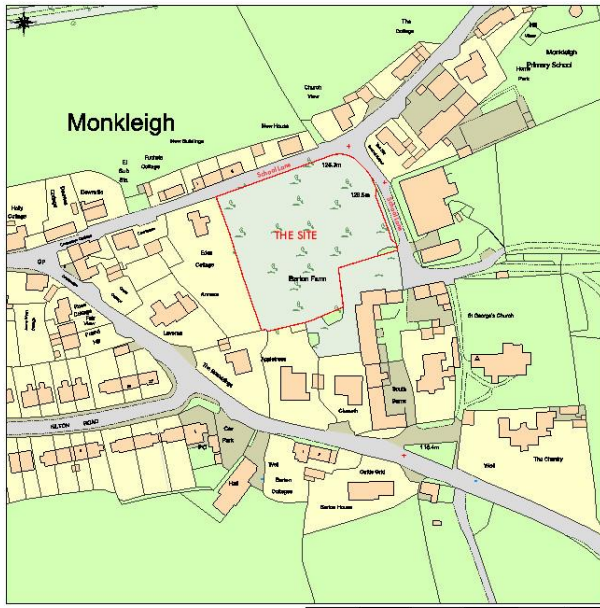
CONTACT – Darryl Hendley



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01392 879300
07850 275265

Ref: 849/DH/R3

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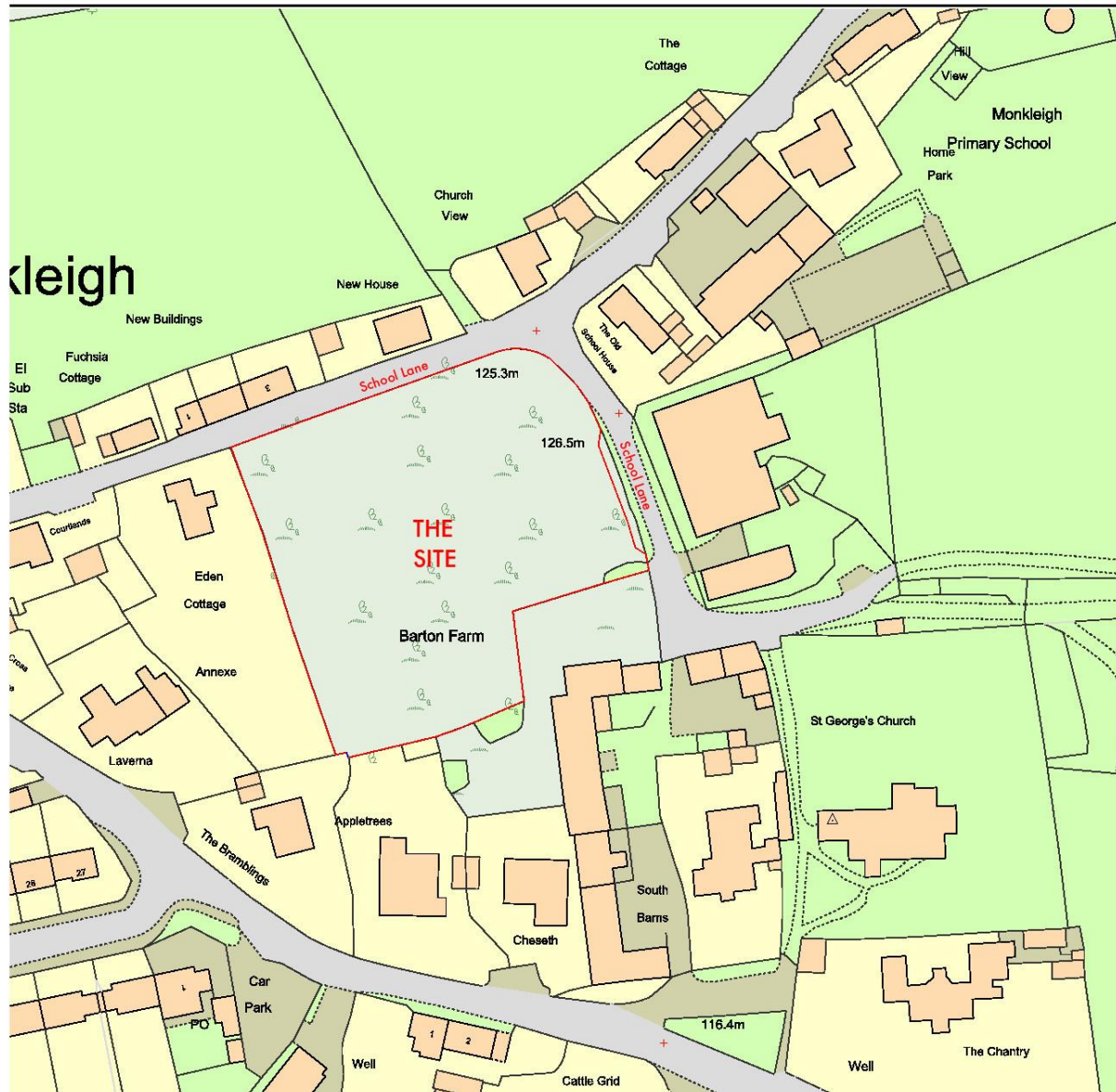


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location plan [SCALE 1:1250]

Outline Planning application for a residential development at :

Monkleigh Farm,
School Lane,
Monkleigh,
Bideford,
Devon,
EX39 5JY



site plan [SCALE 1:500]

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**SITE FOR 9 DWELLINGS – NOT TO SCALE
APPROVED LOCATION PLAN & SITE PLAN**

TO ENSURE CORRECT SCALE PRINT AT A1

address: PALM GROUND EX 39 5JY
date: February 2019
status: as indicated
drawing no.: PAL01

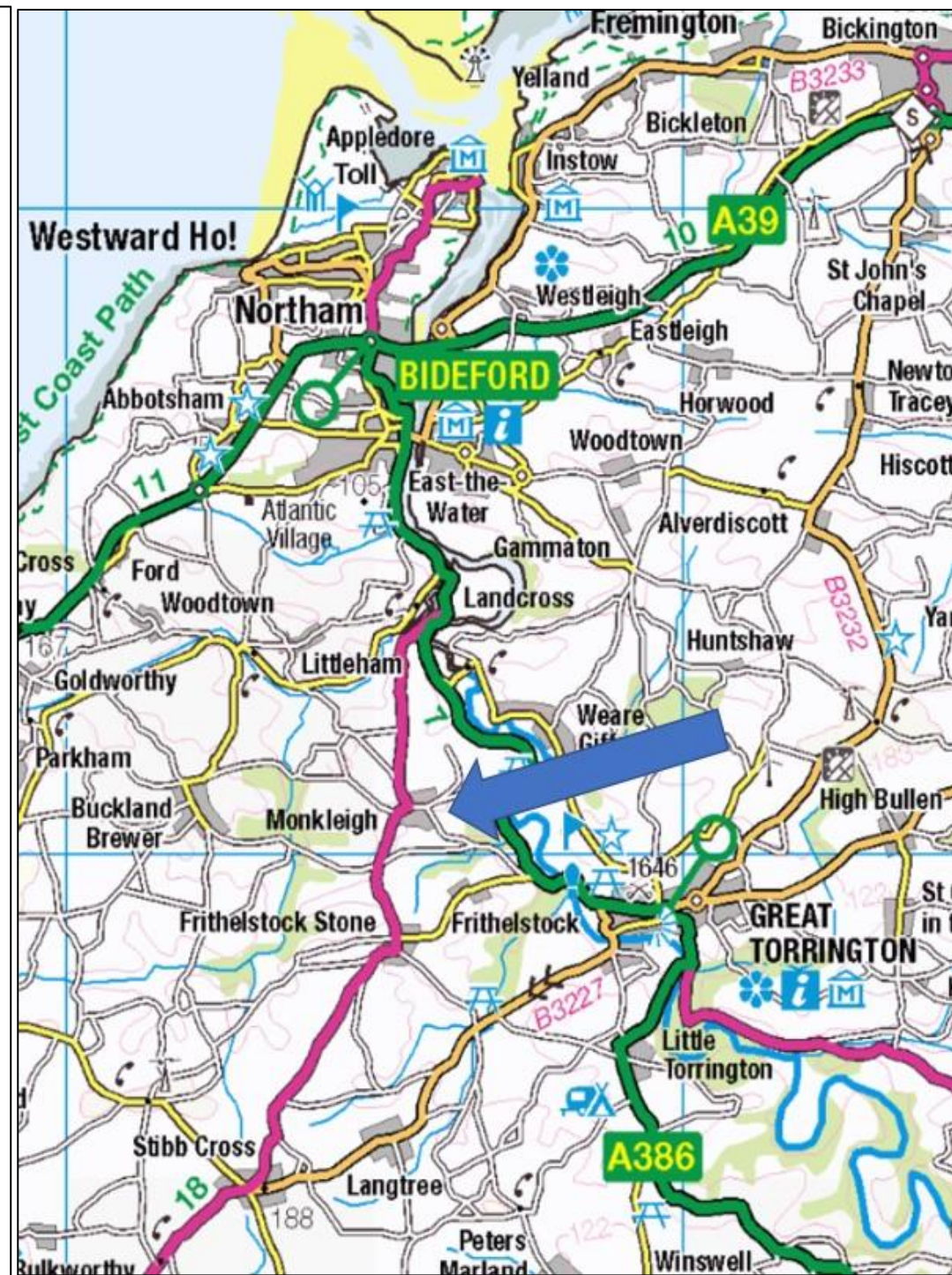
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indicative site plan (scale 1:500)

ILLUSTRATIVE SITE PLAN – NOT AN APPROVED DRAWING
NOT TO SCALE



MONKLEIGH - APPROXIMATE LOCATION PLAN
NOT TO SCALE



site north boundary



site north boundary



Church of St George



site east boundary



The Bell Inn, Monkleigh



Monkleigh village centre



view south from Monkleigh



Church of St George