

gth



Land off Hoopers Way,
Burwood Lane and Caddywell Lane

Great Torrington ■ Devon ■ EX38 7NS

Beechcroft



Land off Hoopers Way, Burwood Lane and Caddywell Lane Great Torrington, Devon EX38 7NS

Residential development site with outline planning permission for the erection of up to 181no. dwellings, together with associated infrastructure works.



The site extends, in total, to approximately 22.62-acres (9.15-hectares), including the access land.

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

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01823 334466



GREENSLADE TAYLOR HUNT

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Location

The historic market town of Great Torrington is located within the administrative area of Torridge District Council (TDC). It has a population of approximately 5,714 (2011 Census). The town is located to the north of the River Torridge.

Great Torrington is approximately 7.3-miles south-east of the historic port and town of Bideford and approximately 11.6-miles south of Barnstaple, which is the regional service centre for the North Devon.

Great Torrington has a range of ecclesiastical, educational, cultural, leisure and shopping facilities and amenities (including a Lidl) that reflect the town's role as a locally important service centre. The town also has a hospital, two health centres, infant school, junior school, secondary school, swimming pool, arts centre, library, heritage museum, golf club and rugby and football clubs.

Great Torrington lies on the 180-mile Tarka Trail, a popular walking and cycling route, and also welcomes tourists visiting the Dartington Crystal factory (also the town's biggest employer), RHS Garden Rosemoor and the restored Victorian Pannier Market. A further attraction is Torrington Common, which surrounds the town on three sides and comprises 365-acres of common land with over 20-miles of footpaths.

Communications

Road - The site has road frontage onto Hoopers Way, Burwood Lane and Caddywell Lane. These roads link to the B3227 (Hatchmoor Road) and the A386. The A386 connects the town to Bideford (to the north-east) and Okehampton (to the south). The B3232 connects the town to Barnstaple (to the north).

Rail – Barnstaple railway station (approximately 12-miles to the north) provides branch line services to Exeter Central (which has mainline services to London Waterloo) and to Exeter St. Davids (which has mainline services to London Paddington). Tiverton Parkway (approximately 41-miles to the east) also provides a mainline service to London Paddington.

Air – Exeter International Airport (approximately 48-miles to the south-east) has scheduled and chartered flights to a range of national and international destinations.

Site

The site is located approximately 550-metres (600-yards) from Great Torrington's town centre.

It is irregular in shape and comprises of agricultural land. It is divided into 3 no. fields and slopes from east to west. It extends, in total, to approximately 22.62-acres (9.15-hectares), including the access land.

Site Layout Plan





It is bound by residential development to the north and west and agricultural land to the south. Great Torrington Church of England Primary school is located immediately to the north-west of the site.

The site that is being offered for sale is shown outlined in red, blue, green and orange on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Planning History

The site has the planning history as follows: -

- 1/0781/2015/OUTM - Torridge District Council (TDC), on 6th December 2016, granted outline planning permission the erection of up to 60no. dwellings, together with associated infrastructure works. This permission has lapsed; and
- 1/0246/2017/OUTM - TDC, on 14th June 2018, refused outline planning permission for the erection of up to 181no. dwellings, together with associated infrastructure works.

Outline Planning Refusal

TDC, on 12th August 2019, refused to grant outline planning permission (application number: 1/0340/2019/OUTM) for the erection of up to 181no. dwellings, together with associated infrastructure works. This permission has now lapsed.

Planning Appeal

The land promoter, on 3rd October 2019, lodged an appeal against the refusal (appeal reference: APP/W1145/W/19/3238460).

The Planning Inspectorate, on 18th March 2020, allowed the appeal and granted outline planning permission for the erection of up to 181no. dwellings, together with associated infrastructure works. All matters are reserved, with the exception of access. The permission is subject to 17no. conditions.

Residential Development Scheme

The proposed residential development scheme comprises up to 181no. dwellings, together with associated infrastructure works. 30% of the dwellings provided on-site are to be affordable.

It will be accessed from the highway to the north of the site off Caddywell Lane and Hoopers Way. These access points are linked by a central estate road, which crosses Burwood Lane.

The proposed residential development scheme, shown on the site layout plan (drawing reference: 152857 AP02), is to the left.

Section 106 Agreement

The Section 106 Agreement, dated 13th February 2020, includes the following obligations: -

- **Affordable Housing (AH)** - 30% of the dwellings built on the site are to be affordable dwellings. Of which, 75% are to be social rented and 25% are to be intermediate;
- **Artificial Turf Pitch (ATP)** - £18,718.61;
- **Bus Service Enhancement (BSE)** - £200,000;
The owner is to construct a 50no. space car park immediately to the west of the site; and
- **Education (E)**, as follows: -
 - **Early Years (EY)** - £250 per qualifying dwelling;
 - **Primary Education (PE)** - £3,336.55 per qualifying dwelling; and
 - **Secondary Education (SE)** - £3,288 per qualifying dwelling.

In the information pack, there is a schedule of the Section 106 Agreement obligations and the associated payment and delivery timings.

Outline Planning Permission (Car Park)

TDC, on 28th June 2018, granted outline planning permission (application number: 1/0702/2017/OUT) for the construction of a 50-space car park, together with associated infrastructure works. All matters are reserved. The permission is subject to 15no. conditions.

It will be an obligation of the buyer to construct the car park. The car park area is outlined in blue on the site plan overleaf.

Local Authority

Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG

T: (01237) 428700
E: planning@torridge.gov.uk
W: www.torridge.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DN642561.

The seller and land promoter entered into a Promotion Agreement dated 20th November 2014. This is to procure an outline planning permission for residential development on the site and the adjoining land and to subsequently dispose of it.

In addition, the seller and adjoining landowner entered into an Option Agreement dated 20th November 2014. This is to purchase the land registered with the Land Registry under title number: DN339579 and to procure an access from Hoopers Way into the site. The access land is outlined orange on the site plan shown to the right.

The site contained within the 2no. Land Registry title numbers is being offered for sale (i.e. the site and the access land).

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Our clients will give due consideration to a sale of the site as a whole or in part.

Price on application/offers invited.

Offers are invited on an unconditional basis or a conditional basis (conditional on grant of reserved matters consent only).

The buyer will be obligated to buy the land and build the car park in accordance with the provisions of the Section 106 Agreement. It is shown outlined blue on the site plan to the right.

It will also be obliged to prepare and submit a detailed planning application in relation to the land shown outlined green on the plan within 6-months of the date of exchange of contracts. The Buyer will be obligated to pay an additional price for the land within 20-working days of the date of grant of a satisfactory planning permission.

Overage

Our clients' preference is for a sales and/or planning overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

Value Added Tax

The seller will be opting to tax; therefore, VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries of HMRC.



Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, all or any other like rights, whether mentioned in these particulars or not.

Rights and Reservations

The rights and reservations are set out in the information pack.

Services

All mains services are available nearby or on the site.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

The information pack and video fly through are available, via the links, as set out below:-

<https://www.dropbox.com/sh/rr4ro6ue2w08yvp/AABWM8ZOBBTHVb1BUZdZXHZYa?dl=0>

<https://vimeo.com/507148020>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: EX38 7NS (Hoopers Way)

what3words: cowboys.decisions.sunbeam

From Bideford, head south on the A386 for approximately 6.5-miles. Continue through Great Torrington until you come to a mini-roundabout near the BP petrol filling station. Go straight over the roundabout onto the B3227 (Calf Street) and head east for approximately 0.2-miles.

At the next roundabout take the second exit onto the B3227 (Hatchmoor Road) and continue for 0.1-miles. Take the second right turning onto Borough Road and then the first left on Burwood Road. Continue for approximately 0.3-miles onto Hoopers Way. The existing road head is on the right-hand side in between Nos. 20 and 22 Hoopers Way. The site will be identified by a GTH signboard.

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed residential development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 334466 and its email address is: jane.curnow@gth.net.

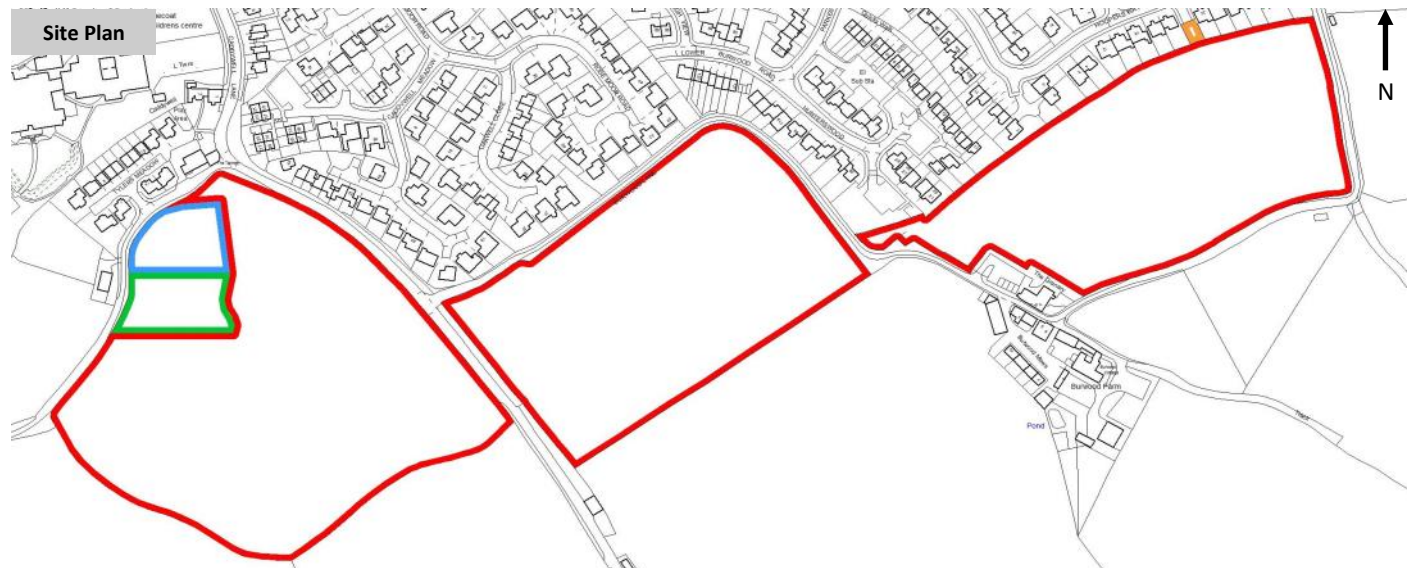
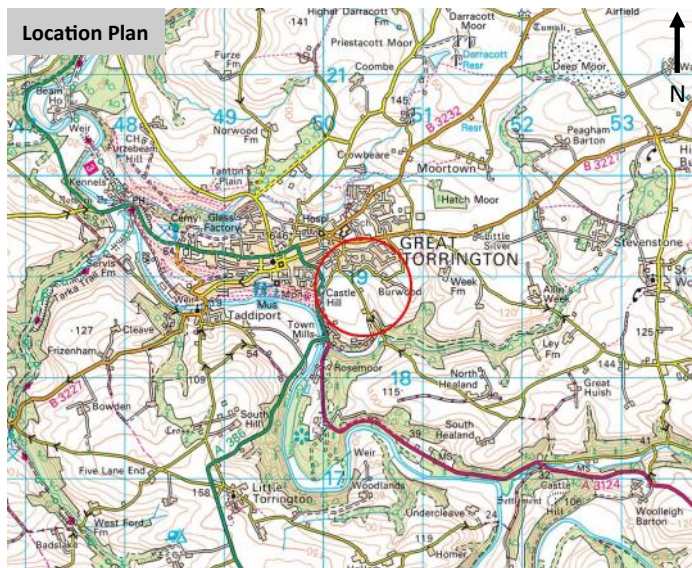
Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken January 2021

Sales Brochure updated March 2021



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GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/MJC
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

**RESIDENTIAL DEVELOPMENT SITE
LAND OFF HOOPERS WAY, BURWOOD LANE AND CADDYWELL LANE,
GREAT TORRINGTON, DEVON EX38 7NS**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of the Bealey family and Beechcroft Land Limited (our clients). It is instructed to market and sell the site, as described above.

Please find enclosed for your attention the sales brochure for the site.

Site

The site is located approximately 550-metres (600-yards) from Great Torrington's town centre.

The site is irregular in shape and is divided into 3no. fields. It is bound by residential development to the north and west and agricultural land to the south. Great Torrington Bluecoat Church of England Primary School is located immediately to the north-west of the site. The site slopes from east to west.

The site comprises of agricultural land. It extends, in total, to approximately 22.62-acres (9.15-hectares), including the access land.

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Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or email on email addresses: mark.chugg@gth.net and james.nelson@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure