

# DEVELOPMENT SITE FOR 4 DWELLINGS

## HOLLOCOMBE, CHULMLEIGH, EX18 7QD

- Available as a whole site or as individual PLOTS
- Full detailed planning permission Ref.1/0226/2020/FUL
- Offers in the region of £200,000 per Plot
- Offers invited for the site as a whole

**KLP**  
KITCHENER  
LAND AND PLANNING

**THE KEENOR**  
ESTATE AGENT  
The Country & Village Property Specialists in Mid Devon.

Tel. 01769 580666  
[www.keenors.co.uk](http://www.keenors.co.uk)

View from Plots 1 & 2 looking NW



## THE SITE / PLOTS – EX18 7QD

An opportunity to acquire a development site with the benefit of detailed planning permission for 4 open market houses, with two detached and two semi-detached houses. Alternatively, we are open to offers for the individual detached house plots (Plots 3 & 4) and the semi-detached houses plot (Plots 1 & 2) as separate sales. It may be possible (subject to the requisite consents) to construct one large dwelling on the area of Plots 1 & 2.

The two proposed detached houses are large 4 bedroom dwellings with a gross internal floor area (GIA) of approx. 237sqm (2,551sqft) plus a detached double garage each. and the two semi-detached 3 bedroom houses are approx. 128.3sqm (1,380sqft) each plus integral single garages. All the proposed dwellings are designed to replicate the appearance of agricultural barns that they are replacing on the site.

The site is situated in an outstanding semi-rural location between Chulmleigh and Winkleigh approximately one mile from Hollocombe and the site area extends to approximately 0.87 hectares (2.15 acres) as highlighted in red on the Google Aerial Image. Our client owns further land extending to approximately 10.9 hectares (26.9 acres) as highlighted in blue on the Google image and this may be available by separate negotiation.

## SITUATION AND AMENITIES

Smythen Park is situated in the quiet semi-rural location near Hollocombe approximately two and half miles from Chulmleigh which offers a good range of local facilities including a butchers, post office, bakery, newsagent, delicatessen, indian restaurant, a hairdresser, a garage, two good local pubs, a Church, a primary school, secondary school and a community run Sports Centre. The larger market town of Crediton lies approximately sixteen miles to the east offering a more comprehensive range of shops and facilities including three supermarkets, solicitors, accountants, a secondary school, a Leisure Centre, and a good farmers market. The cathedral city of Exeter lies further to the east and offers all the shops and services one would expect from the county's principal city. Road Link is via the A30, which can easily be accessed at Okehampton or at Whiddon Down providing a fast route into Exeter in the east or Cornwall in the West.

There are excellent recreational and sporting facilities in the area with Leisure Centres in Crediton and Okehampton offering well equipped fitness suites, swimming pools, football clubs, badminton, netball, tennis and judo. There are further community run sports facilities in Chulmleigh and Winkleigh, fishing in the rivers Oke, Taw and Torridge, near-by golf courses at Okehampton, Down St Mary and Crediton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately an hour's drive.

## SERVICES

There is no mains gas, mains water or mains foul drainage in the nearby area but mains electricity is nearby at the edge of the site for connection. A plan was submitted as part of the planning application detailing rainwater harvesting systems for each dwelling and a combined package treatment plant with a drainage field for all the dwellings to deal with the foul drainage. It is envisaged that each property would sink a borehole to provide water and subject to a water quality test once the borehole is drilled, it may or may not require a water filtration system as well. Further details are available from the joint sole agents, however, all interested parties should make and rely upon their own enquiries of the relevant service provider with regards to the proposed development.

## PLANNING

Torrridge District Council granted detailed planning permission (Ref.1/0226/2020/FUL) for the demolition of two barns and the erection of four dwellings at Smythen Farm, Hollocombe, Chulmleigh, EX18 7QD on 14<sup>th</sup> September 2020. There is an associated S106 legal agreement linked to the planning permission that requires contributions towards education transport for primary and secondary schools of £15,209 (index linked). If the plots are sold separately then the liability for this S106 contribution will be split equally between the plots. Copies of the plans, planning permission and technical information are held on file by the agents and available via a dropbox link upon request.

## METHOD OF SALE

Plots 1 & 2 – Offers invited in the region of £200,000 for this site for the pair of semi-detached houses.

Plot 3 & Plot 4 - Offers are invited in the region of £200,000 for each plot.

Offers will also be considered for the whole development site.

Additional land (circa 10.9 hectares (26.9 acres)) may be available by separate negotiation.

## VIEWING

Please contact Philip Taverner at KLP or our Joint Sole Agents, The Keenor Estate Agent in Chulmleigh, to arrange an accompanied viewing.

## JOINT SOLE AGENTS



**WWW.KLP.LAND**

Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 01392 879300 or

Mob. 07866 522910



Tel. **01769 580666**  
**[www.keenors.co.uk](http://www.keenors.co.uk)**

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

# Proposed site layout & landscaping plan (not to scale)

Approx. plot boundary positions in red.



- Native hedgerow consisting of:
- Crataegus Monogyna (common hawthorn)
  - Fagus Sylvatica Purpurea (copper beech)
  - Fagus Sylvatica (beech)
  - Carpinus Betulus (hornbeam)
  - Rosa Rubiginosa (sweetbriar rose)

Plants spaced @ 600mm

- Orchard:
- Apple
  - Lord Lambourne
  - Red Devil
  - Little Pax
  - Red Winsor
  - Ashmead's Kernel
  - Pink Perfection Crabapple Tree

- Pear
- Louise Bonne De Jersey
  - Packhams Triumph
  - Durondeau Pear Trees

- Cherry
- Acid cherry 'Nabella'
  - Sunburst
  - Lapins
  - Acid cherry 'Morello'

**Note:** CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT

**Notes:**  
These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to AHA Designs.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

**Revisions Table:**

Rev.		

**AHA Designs**  
Hand-drawn ideas with reality

12 The Maltings, Beaworthy, EX21 5PR  
01409 231842 [www.ahadesigns.co.uk](http://www.ahadesigns.co.uk)

**Project Name & Address:**  
Change of Planning Approval

Smythen Park  
Hollocombe  
Devon  
EX18 7QD

**Drawing Title:**  
Landscape Plan

Paper Size	Scale	Date	Drawing No
A3	1:500	22/06/2020	SP44





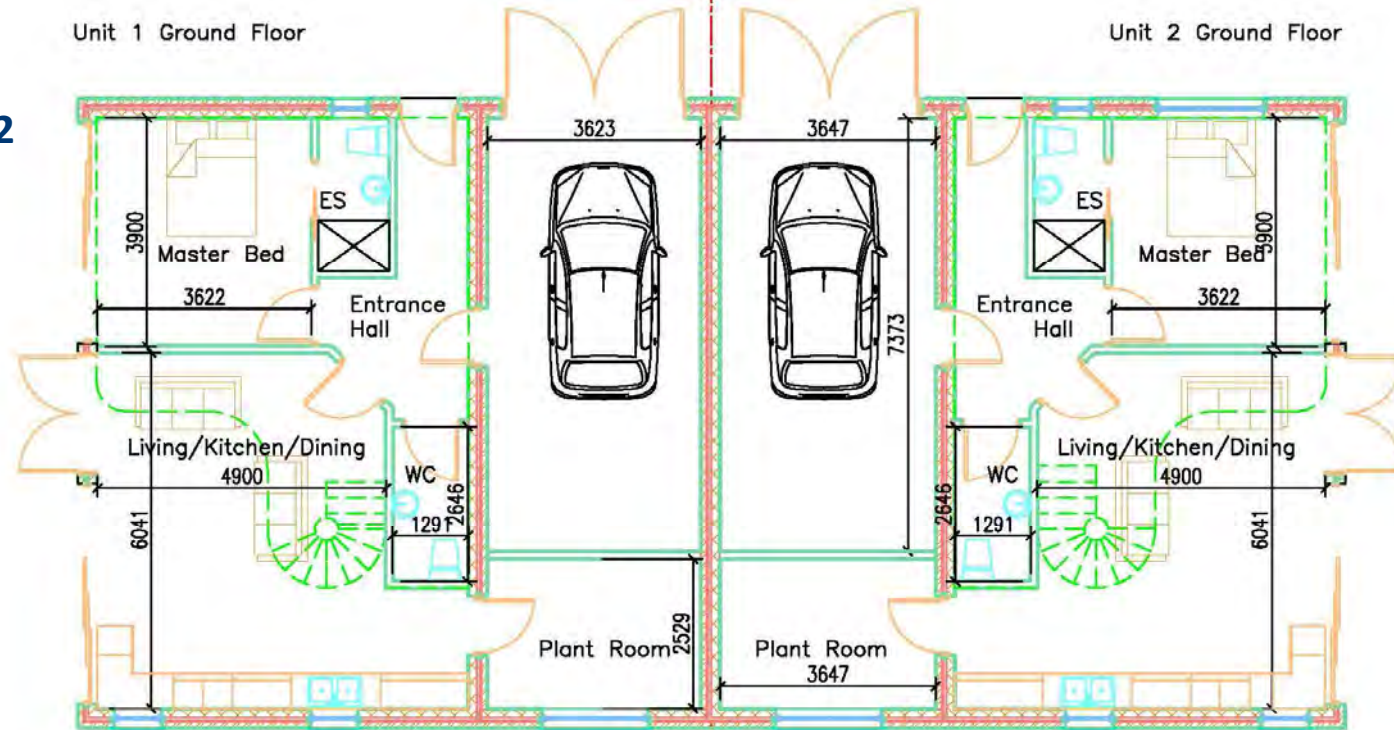
— APPROXIMATE BOUNDARY  
OF SITE FOR SALE

— APPROXIMATE BOUNDARY  
ILLUSTRATING ADDITIONAL LAND  
AVAILABLE BY NEGOTIATION





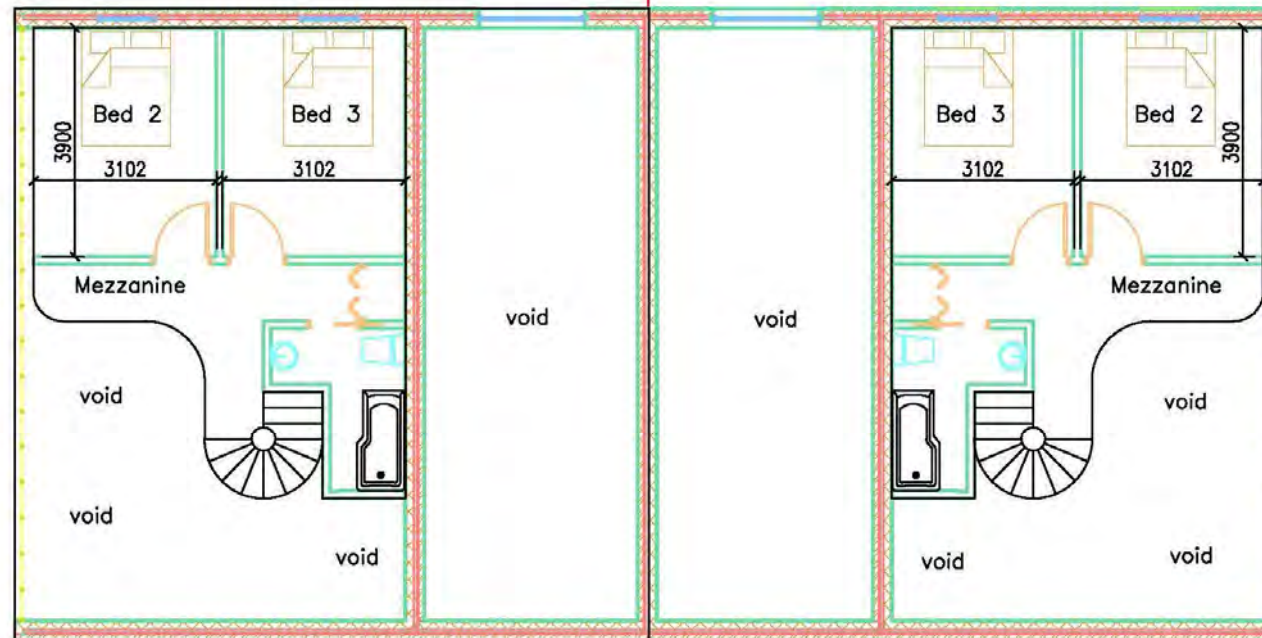
**Floor Plans for Plots 1 & 2  
(Not to scale)**



**Unit 1 Mezzanine**

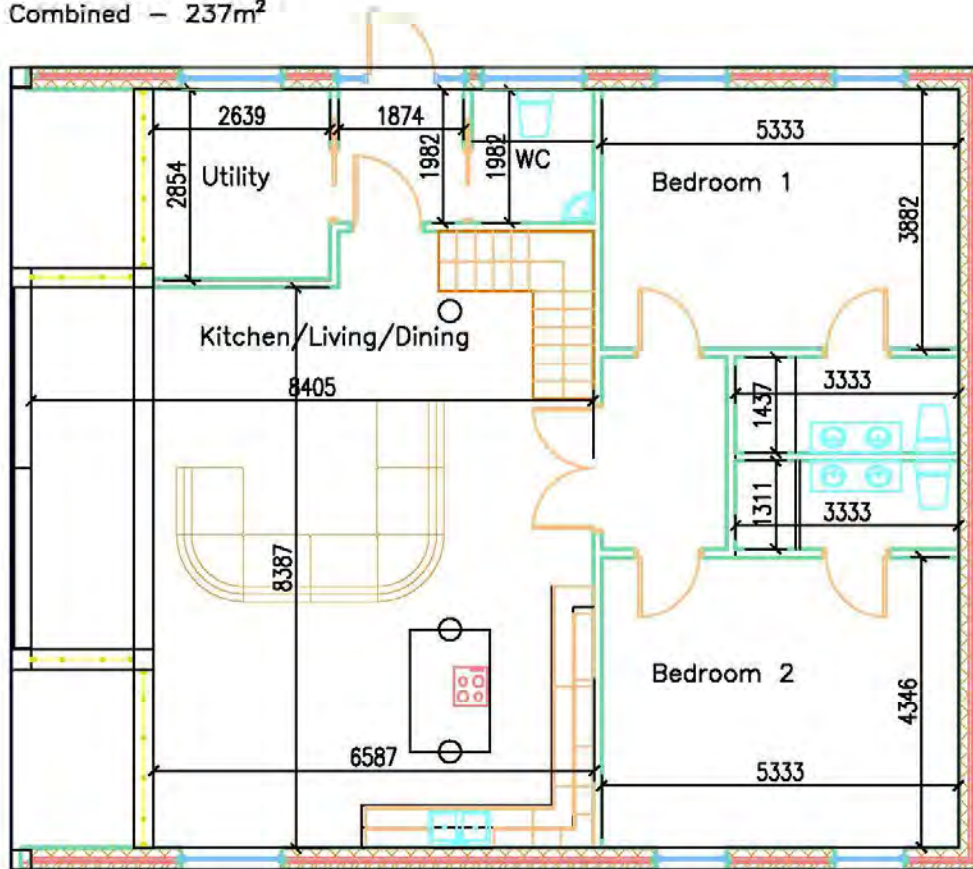
Party Wall

**Unit 2 Mezzanine**

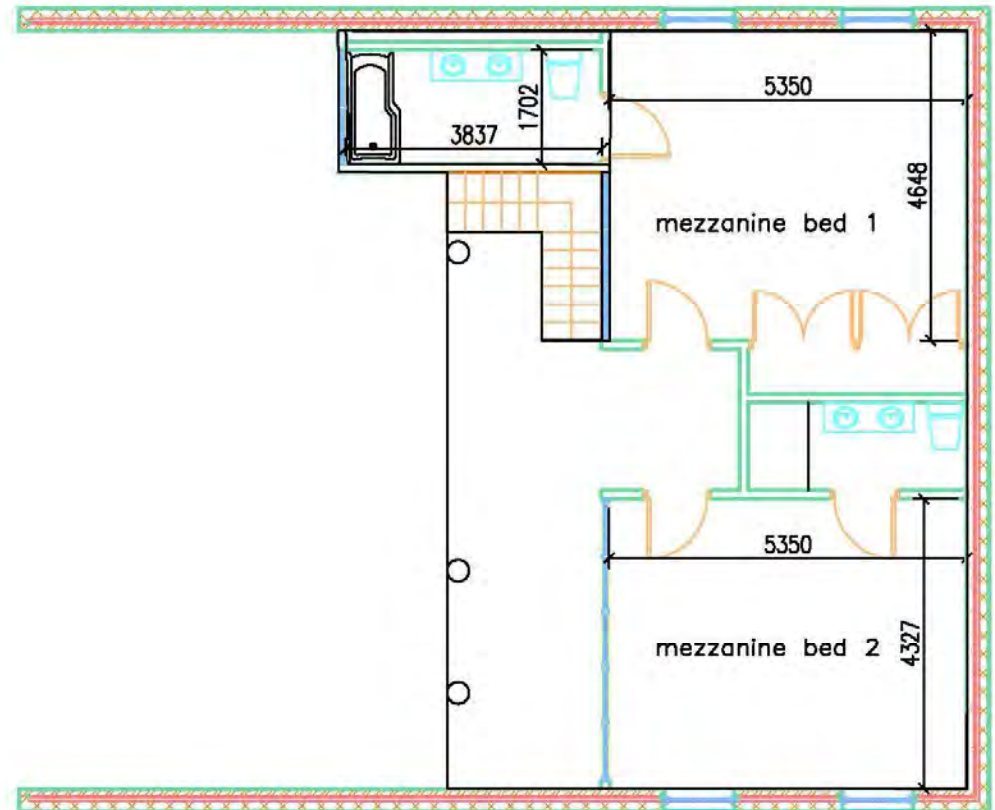


## Floor Plans for Plots 3 & 4 (not to scale)

Ground Floor 146m<sup>2</sup>  
Combined – 237m<sup>2</sup>



Mezzanine 91m<sup>2</sup>





Computer Generated Image of Plots 1 & 2

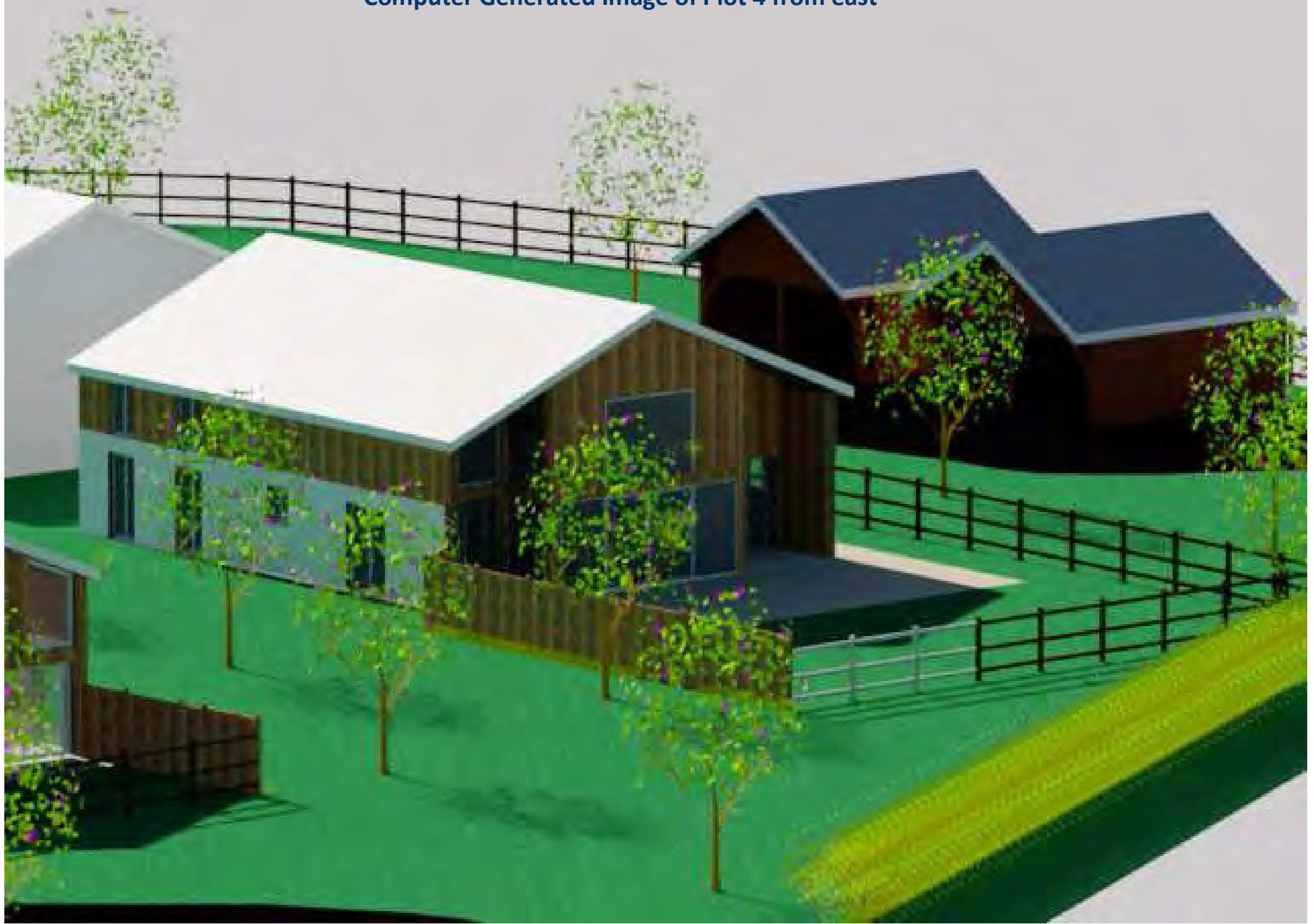






**Computer Generated Image of Plot 3 from west (Plots 1 & 2 to rear)**

Computer Generated Image of Plot 4 from east







Aerial drone image of some of the additional land looking west





Computer Generated Image of the site from the south