

DEVELOPMENT SITE FOR 14 DWELLINGS

LANDSCOVE NR ASHBURTON DEVON TQ13 7LZ



- Application area (hatched) approx. 0.62 ha/1.53 acres (total area approx. 0.89 ha/2.2 acres)
- Full Planning Permission ref:1419/20/FUL
- Mix of 9 open market and 5 affordable dwellings
- Offers Invited for the Freehold – Guide £1,000,000

*view looking west over the site
white line denotes the approx boundary of land to be sold,
hatched part denotes the approx application area*

THE SITE – TQ13 7LZ

This is an outstanding opportunity to acquire a desirable village fringe site with full planning permission for 14 dwellings comprising 9 open market and 5 affordable forming a cul de sac development. The site is located on the south side of Landscope on land with a gentle fall generally north to south. The total area for sale extends to approximately 0.89 ha/2.2 acres, the application area extends to approximately 0.62 ha/1.53 acres.

The site is currently grassed and existing mature hedgerows denote the north, west and south boundaries. The east boundary is approximately marked by a post and wire fence and in part, by the east elevation of the larger of the two redundant single storey former farm buildings, both of which will need to be demolished to implement the planning permission.

The approved open market dwelling mix is for 2 x 4 bed, 5 x 3 bed and 2 x 2 bed houses whilst the affordable units comprise 1, 2 and 3 bedroom units. A new access is proposed from the road running along the west boundary, with a short length of footpath north of the approved entrance across we understand highway land.

LANDSCOPE

Landscape is a small attractive village nestled in rolling countryside circa 3 miles east of the A38 between the neighbouring towns of Totnes (6 miles) and Ashburton (5 miles) and midway between Exeter and Plymouth.

We understand that there are currently c.80 properties in the village which offers a number of services and amenities such as a primary school, pub, village hall, plant nursery and lovely countryside walks.

PLANNING & TECHNICAL

South Hams District Council granted Full Planning Permission on 23 December 2021 under application 1419/20/FUL for the demolition of existing concrete barn and construction of fourteen dwellings including five for shared ownership/affordable rent (resubmission of 2176/18/FUL).

A planning and technical information pack is available on request via a drop box link and includes a Western Power quote for moving the existing overhead power lines to underground.

A Deed of Easement grants rights across adjoining land to facilitate if its required, drainage routed via a c.2M wide land corridor to a water course (see plan below); there may be other solutions available.

There are S106 contributions and obligations applicable to this development as summarised in the table below. South Hams DC does not currently have a CIL in place.

S106 SUMMARY

S106 Item Description	Contribution Amount
Affordable Housing	5 dwellings
Off-site play capital contribution	8,757
Off-site play maintenance contribution	16,305
Primary education contribution	49,296
Secondary education transport contribution	12,825
Open space and SUDS works	No Contribution - On site works only
TOTAL	87,183

PLEASE NOTE – Contributions are Index Linked (BCIS). These figures are purely a summary, all parties should study the S106 document (dated 10 Dec 21) and rely upon their own investigations.

VIEWING

In the first instance please contact Darryl Hendley at KLP to arrange a viewing on 07850 275265.

METHOD OF SALE

Freehold For Sale by Private Treaty - Guide £1,000,000

CONTACT – Darryl Hendley



Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
Mob. 07850 275265
Tel. 01392 879300

Ref: 723/DH/R4

The Live and Let Live (PH)

Hope Cottage



BEARA FARM

Proposed Site Layout - Not to Scale

grainge architects



Dimensions are not to be scaled from this drawing			
Rev	Date	Description	Author
A	2020.05.14	Planning Submission	rf
B	2020.12.17	Revised pedestrian access	ha



PLANNING

Land at Beara Farm
Landscape
for
Landscape Eden

Site Location Plan

Scale: 1:2500 @ A3

Drawing No: 15/0 / P100 Rev B

The Boat Shed, Michael Browning Way
Exeter, EX2 8DD
01392 438051 mail@ga-uk.com

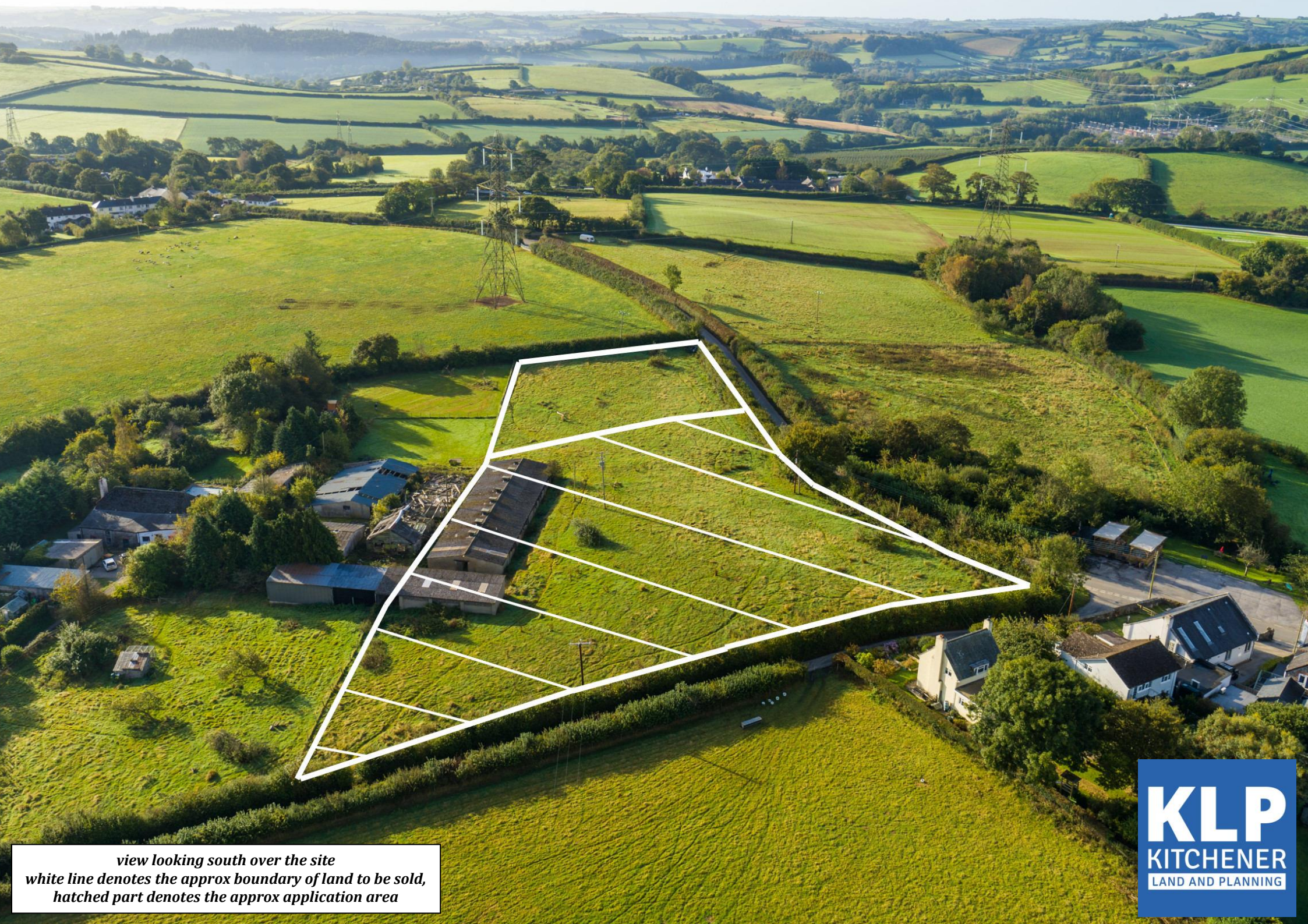
**Location Plan (also showing Drainage
Easement Corridor if required)
Not to Scale**

LAND AT BEARA FARM, LANDSCOVE

grainge architects



view across site looking north



view looking south over the site
white line denotes the approx boundary of land to be sold,
hatched part denotes the approx application area