

# ALLOCATED POTENTIAL RESIDENTIAL DEVELOPMENT SITE

## TEIGNMOUTH DEVON TQ14 8GE

For Sale by Informal Tender Thursday 07 April 2022



- c. 2.5 ha /6.2 acres
- Expansive coastal views
- Elevated town fringe location
- Allocated for residential development
- Subject to Planning Offers Invited

*view over site to the southeast*

nps group

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE SITE – TQ14 8GE

The joint sole agents KLP and NPS South West Ltd are pleased to offer this outstanding opportunity to acquire a greenfield, potential residential development site, allocated under Policy TE3A Teignbridge Local Plan 2013-2033, which was adopted on 06 May 2014.

The three landowners as shown on the Site Plan below include The Plymouth Roman Catholic Diocesan Trust who control the access from the existing residential development into the allocated site. Beyond this to the east is the land parcel owned by a private landowner and further to the east, the parcel owned by Devon County Council (DCC).

The private landowner and DCC have entered into a collaboration agreement to deliver the development land. All three parties have entered into an option agreement to deliver the proposed two main points of vehicular access.

The site which extends to approximately 2.5 hectares / 6.2 acres, is currently three fields laid to grass separated by established hedgerows. The site offers exceptional coastal and sea views given its elevated position on the northern fringe of Teignmouth. Access to the allocation is principally from New Road into Elizabethan Drive. This leads to the two proposed main points of access, through an existing recent residential development.

## TEIGNMOUTH, DEVON

This popular coastal town with its sandy beach is situated at the mouth of the River Teign and offers a good range of shops, services, schools, amenities and a main line railway station. The nearby larger shopping centres of Newton Abbot and Torquay are easily accessible whilst the county town and Cathedral City of Exeter with its international airport is approximately 15 miles to the north via the dual carriageway/motorway network.

On the opposite bank of the Teign is the charming village of Shaldon.

## PLANNING & TECHNICAL

Teignbridge Local Plan 2013-2033 policy TE3A states:

A site of approximately 2.5hectares is allocated north of New Road for residential development including:

- a) Delivery of at least 50 homes with a target of 25% affordable homes.
- b) A well designed and laid out development that makes efficient use of land respecting the existing character of the area.
- c) A vehicular access to be achieved through new development fronting New Road, with pedestrian and cycle way links to Oak Hill Cross Road: and

- d) Protection of hedgerows, provision of open space on the northern part of the allocation to protect green ridgeline and mitigation measures for bats and cirl buntings.

A planning and technical information pack including the required form of tender is available on request, supplied via a link to a drop box.

## VIEWING

Strictly by appointment, please call either agent to arrange.

## NOTES

The Vendors are seeking an element of the deposit to be held as agent and for their reasonable legal fees to be covered.

The successful purchaser will be invited following exchange of conditional contracts to engage in the planning process. The purchasers application can be either an outline application or a detailed application with the contract becoming unconditional on the grant of that planning permission.

## METHOD OF SALE

The land is offered for sale by way of informal tender on a subject to planning basis as described with a closing date of midday on Thursday 07 April 2022 with offers submitted by completion of the form of tender in the planning & technical

information pack and delivered to the County Solicitor, Room G23, County Hall Topsham Road, Exeter, EX2 4QD. Offers should be in a sealed plain envelope accompanied by supporting layout plans and marked "OFFER FOR LAND AT TEIGNMOUTH - NOT TO BE OPENED UNTIL AFTER 12 NOON ON THURSDAY 07 APRIL 2022". It is not intended to charge VAT on the sale of the land.

Facsimile and email offers will not be considered and the Vendors reserve their position not to accept the highest or any offer. It is likely following the tender process that time will be needed to request any clarification necessary or carry out an evaluation process that may involve interviews with individual parties.



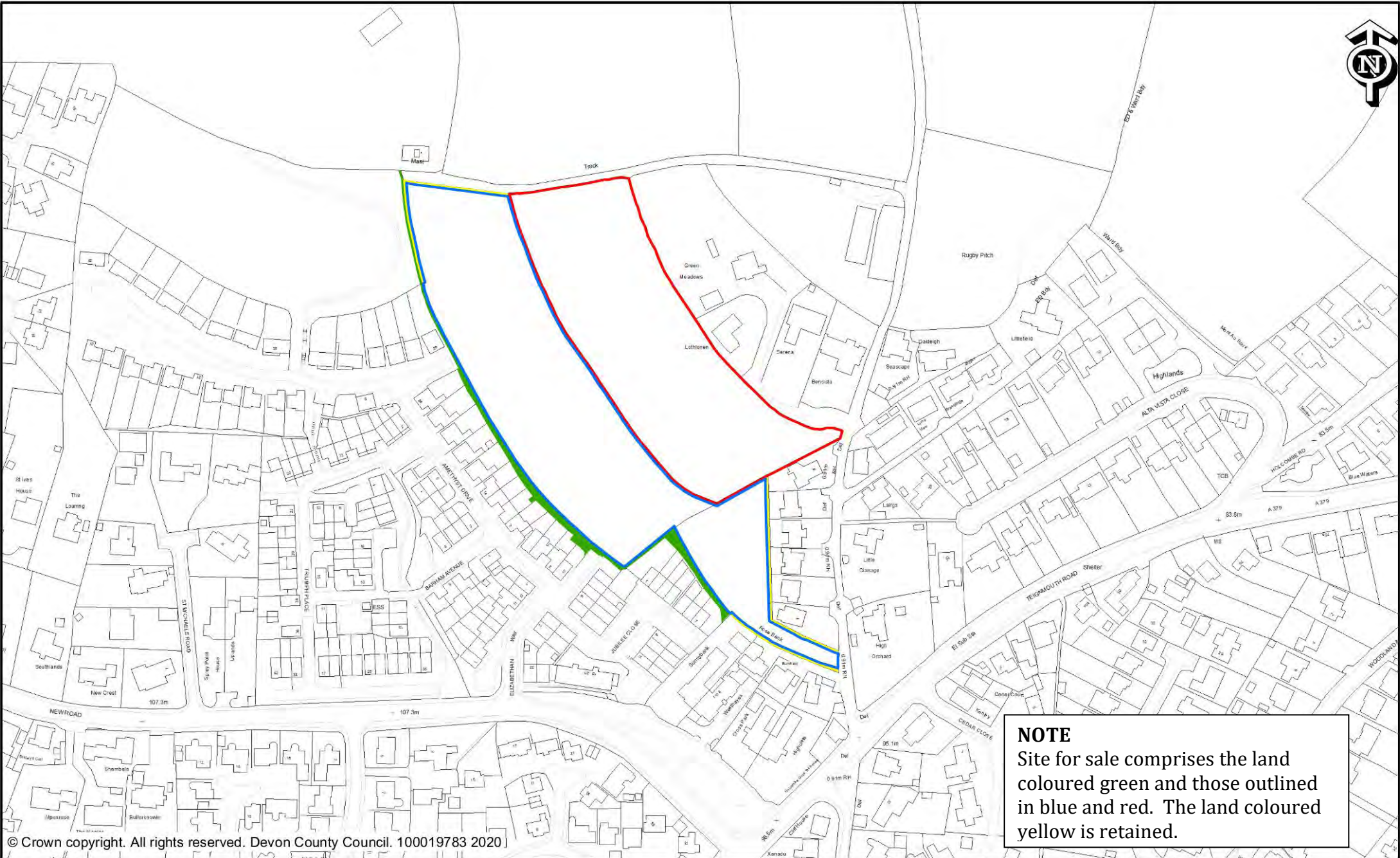
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**Ref: 441/DH/R3**





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**NOTE**  
Site for sale comprises the land coloured green and those outlined in blue and red. The land coloured yellow is retained.

 <b>NPS South West Ltd</b> <ul style="list-style-type: none"><li>Head office: Venture House, 1 Capital Court, Bottom Road, Sowton Ind Est, Exeter, EX2 7FW</li><li>South office: The Clay Factory, Redlake Trading Estate, Ivybridge, Devon, PL21 0EZ</li></ul>	Title: Manor Farm, Teignmouth		<b>Not to Scale</b>		Date: Oct 21	Contact:	
	Project: Site plan		Prep: CP		OS Sheet:	Telephone:	
			BIS No:		Checked:	Office: EXETER	
					Project No: 11009	Drwg No: Manor2	Rev:





Policy TE3A Teignbridge Local Plan 2013-2033  
Not to Scale



Blue arrow denotes approximate site location  
Not to Scale





*view down site with west boundary to the right - looking SE*





*view down site with east boundary to the left - looking SE*



*existing access from Oak Hill Cross Rd*



*proposed access from Elizabethan Way*



*proposed access from Amethyst Drive*





proposed access from Amethyst Drive

proposed access from Elizabethan Way

existing access

nps group

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view over site to the north