

# DEVELOPMENT SITE FOR UP TO 34 DWELLINGS

## ALLER ROAD, DOLTON, DEVON



- Outline Planning Permission (Ref: 1/0701/2018/OUTM)
- Attractive Site On Eastern Edge Of Popular Village
- Approximately 1.55 ha / 3.83 acres
- **FOR SALE BY PRIVATE TREATY**

Aerial view of the site looking east (approx. site boundary highlighted in white)



## THE SITE – EX19 8QY

KLP are delighted to offer for sale this greenfield development site situated on the eastern edge of Dolton, bounded by existing residential development to the north and west, by Aller Road to the south and agricultural land to the east. Outline planning approval was obtained in October 2020 (ref: 1/0701/2018/OUTM) for the development of up to 34 houses and associated engineering works. The land rises from south to north in a gentle slope (from the north-west corner there is a c. 13m level change to the south eastern corner on Aller Road) and the land extends to a total of c. 1.55ha / 3.83 acres.

At present, the site includes a field directly to the north of Aller Road, and a small paddock to the east of the main field. Both have been unoccupied for some time.

There are a mix and style of properties that surround the site to the West and North. The properties to the west of the site are bungalows which stretch along Aller Road. The properties to the North are a mix of bungalows off Barfield Close, and then houses towards the east of the northern boundary, off Orchard Gate.

On the north side, residential gardens back onto the site. On the eastern side there are residential gardens perpendicular to the site boundary. The land to the west of the site forms a parking area and what was also previously a play area. This will be the route of the proposed access into the new development.

## METHOD OF SALE

The freehold site is for sale by private treaty with offers invited. The Agents are advised that VAT will not be charged on the sale.



## DOLTON

Dolton is a thriving village with a vibrant community. The village has a school, 2 Public Houses, a Village Hall and recently updated recreation ground/ play area. Dolton is also served by a Village Shop and Butchers. Access through Dolton on the B3217/ Rectory Road takes you through the centre of the Village. From Rectory Road, in a southern direction the site can be accessed from Barfield Road, then into Barfield Close.

Key:-



Mix - Total 34 Units

12 no. 2 bed units = 35.3%  
15 no. 3 bed units = 44.1 %  
7 no. 4 bed units = 20.6%



Illustrative Masterplan (not to scale)



## PLANNING

Outline planning permission was approved by Torridge District Council on 2<sup>nd</sup> October 2020 for the development of up to 34 houses and associated engineering works (all matters reserved except for access) under application ref. 1/0701/2018/OUTM. The associated S106 agreement details items such as 30% affordable housing requirement and various contributions towards education, off-site public open space, etc. A summary of these is shown opposite.

## AERIAL VIDEO

An aerial video showing the site and surrounds is available to view through the agents website ([www.klp.land](http://www.klp.land)) or via the link below:

<https://vimeo.com/703682084>

## PLANNING & TECHNICAL INFORMATION

A planning and technical information pack is available upon request from the agents. Interested parties should make and rely upon their own enquiries of North Devon District Council and the relevant services/utilities providers.

## VIEWING

In the first instance please contact the agents on 01392 879300.

## S106 SUMMARY

S106 Item Description	Contribution Amount
Affordable Housing	30%
On-site LEAP	0.045ha
Early Years Education £250 pqd (based on 24)	£6,000
Secondary Education £3,288.14 pqd (based on 24)	£78,915.36
Secondary Education Transport	£474.44
Off Site Open Space Contribution	£9,271.45
Off site Open Space Maintenance Contribution	£2,001.54
Parks and Recreation Contribution	£77,749.31
Parks and Recreation Maintenance Contribution	£9,934.63
<b>Total</b>	<b>£184,346.73</b>

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

## CONTACT – REF: 669/R1



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Aerial view of the site (approx. boundary highlighted)





Aerial view of the site looking south west (approx. boundary highlighted)