

SPION LODGE

BENNETT ROAD, SALCOMBE, DEVON TQ8 8JJ



savills

View from existing property
north-eastwards towards
South Pool Creek

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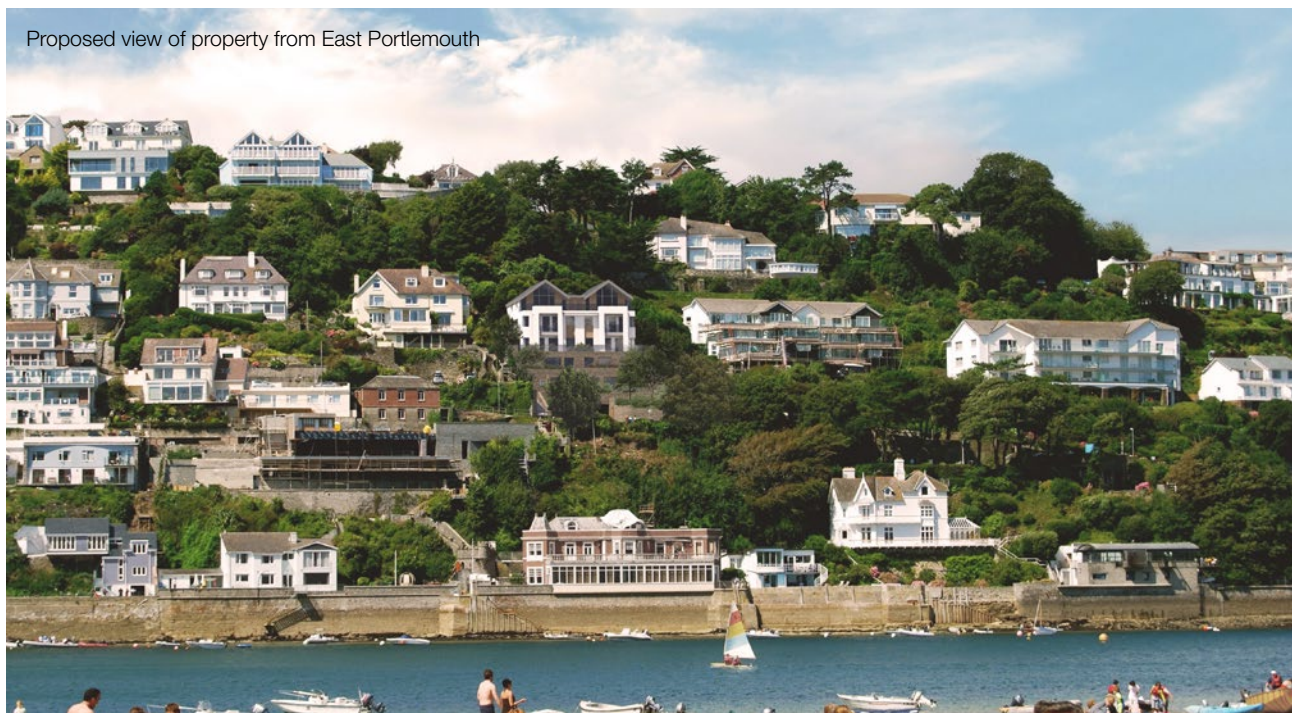
A prime redevelopment opportunity in a spectacular elevated position, enjoying panoramic sea and estuary views.

- Prime residential location within 800 metres of the town centre
- Full planning permission for demolition and erection of 6no. apartments
 - Freehold interest (Title Absolute)
 - No affordable housing liability

CGI of front elevation of proposed development



Proposed view of property from East Portlemouth



Salcombe

Situated within an Area of Outstanding Natural Beauty, Salcombe is one of the most sought after locations on Devon's south coast. The town is positioned on the western side of the Salcombe-Kingsbridge Estuary and provides a harbour, together with two beaches, known as North Sands and South Sands. A ferry ride across the estuary also provides access to East Portlemouth's sandy beaches. The popular and attractive town centre provides a broad range of shops, restaurants, cafes and pubs.

Salcombe is located approximately 24 miles south east of Plymouth and 45 miles south of Exeter, both of which are accessed via the A38 Devon Expressway.

Site and location

Spion Lodge is a large detached house which commands an elevated position above Bennett Road and enjoys extensive estuary views towards South Pool Creek,

East Portlemouth and out to sea.

The house sits within a plot extending to approximately 0.27 acres (0.11 hectares) and is bordered on its north-eastern, north-western and south-western boundaries by other residential properties. The north-eastern boundary abuts Spion Cop steps which provide pedestrian access between Bennett Road and Devon Road.

The town centre is located approximately 800 metres to the north-east of the property, accessed via Bennett Road and Cliff Road. Bennett Road becomes the A381 to the west and north, which provides access to other parts of the South Hams and the A38.

Planning

South Hams District Council granted full planning permission (planning ref: 41/1023/15/F) for the demolition of the

existing dwelling and the erection of 6no. apartments with associated landscaping and car parking on 8th August 2017.

The planning permission is subject to two pre-commencement conditions, which state that no development shall commence until the Local Planning Authority has:

- approved a scheme of hard and soft landscaping.
- approved a Construction Management Plan.

The decision notice provides further details on what information is required in both cases.

On 9th August 2019, an application was submitted to vary condition 2, relating to amendments to external works, retaining walls, internal layout and gross internal area (planning ref: 2472/19/VAR). This application is yet to be determined.



Proposed Development

The consented scheme was designed by Kay Elliott Architects and will comprise 6no. 2-bed, 3-bed and 4-bed apartments provided over 5 storeys. Level 1 will comprise 12no. parking spaces, a plant room, refuse store and cycle storage. The table below provides a breakdown of the net sales areas and the number of bedrooms for each of the apartments:

Apartment number	Level	Number of bedrooms	Square Metres	Square Feet
1	2	3	152	1636
2	3	3	161	1733
3	4	2	119	1281
4	4	2	120	1292
5 (duplex)	5&6	4	178	1916
6 (duplex)	5&6	4	178	1916
TOTAL			908	9774

Source: Drawing no. 3435 - (22)02. Floor areas not verified by Savills

S106 Agreement

The planning permission is subject to a Section 106 agreement, which contains the following planning obligations:

- Education contribution: £16,416.90 (index linked) - payable prior to the first occupation of the fourth dwelling.
- Open space, sport and recreation contribution: £20,475 (index linked) – payable prior to the first occupation of the fourth dwelling or, if sooner, 18 months from the first occupation of the first dwelling.
- School transport contribution: £3,800 (index linked) – payable in full prior to the first occupation of the fourth dwelling.

CIL

There is no CIL liability relating to the proposed development.

Tenure & Title

The property is registered under title number DN369166 and is owned freehold (title absolute).

Services

Search results from the utility providers, identifying the location of services in relation to the property, are provided in the Technical Pack.

Offers

Offers are invited for the freehold interest. The closing date for submission of offers will be confirmed in the 'Submission of Offers' document in the Technical Pack.

Local Authority

The property falls within the jurisdiction of South Hams District Council.

South Hams District Council
Follaton House, Plymouth Road, Totnes, TQ9 5NE

Viewing

Strictly by appointment with the sole selling agent, Savills.

Further Information

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans
- Title information
- Planning permission (41/1023/15/F)
- Floor plans, elevations and CGIs for approved scheme
- Planning application (2472/19/VAR)
- Photographs
- Results of service enquiries
- Third party assessment of GDV
- Submission of offers document

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View across the estuary to Mill Bay and out to sea



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