

PRIME VILLAGE FRINGE DEVELOPMENT SITE FOR 5 DETACHED HOUSES

WHITEHILL ROAD HIGHWEEK NEWTON ABBOT TQ12 6PR

- Outline Planning Permission – 19/02066/OUT
- Design Code illustrates 5 large detached houses, approx 0.71ha / 1.75 acres
- Beautiful countryside views towards Dartmoor
- Also for sale is adjacent paddock approx 1.8ha / 4.5 acres
- Guide Prices – The Site, £1M
 - The Paddock, offers in excess of £120,000

view across site looking west

THE SITE - TQ12 6PR

KLP are delighted to offer this prime greenfield residential development site located in a picturesque setting on the northern fringe of Highweek, Newton Abbot. The development site extends to approximately 0.71 ha/1.75 acres as identified by a red outline on the location plan below. The development site was formerly part of a paddock identified by red cross hatching on the location plan below. The development site benefits from outline planning permission for up to 5 dwellings, which given the size of the site, lends itself to the erection of large substantial dwellings as illustrated in the approved Design Code (see extract below). A new access will be formed to serve the site off Whitehill Road, a minor no through road.

The land rises gently from Whitehill Road and the proposed dwellings will be able to take advantage of the stunning panoramic countryside views to the north and west including to Dartmoor in the distance. Established hedgerows denote the north and east boundaries, new dropped Devon banks are proposed for the south and west boundaries.

An existing access to the west of the development site serves the paddock land. The paddock, which abuts the development site, extends to approximately 1.8 ha/4.5 acres and benefits from a mains water supply. (A pipe from this water supply serving a nearby water trough, crosses under the proposed new site road and so will need diverting). In addition to the beautiful views to the north and west, the paddock also benefits on the southern part, from views along the River Teign towards Teignmouth. Please note that the paddock can only be sold with the site, it is not available separately.

HIGHWEEK, NEWTON ABBOT

Highweek, less commonly called Highweek Village, is a parish, former manor and village, located adjacent to Newton Abbot, but still retaining its charming village identity. It is prominent and recognisable due to its high location on a ridge on the north edge of the town.

Newton Abbot is a busy commercial centre, which acts as the administrative capital of Teignbridge. There are a range of retail, employment, leisure and educational facilities in the town along with a small hospital.

PLANNING

Teignbridge District Council (TDC) granted outline planning permission under application 19/02066/OUT for residential development for up to 5 dwellings (approval sought for access), dated 08 April 2022.

A Unilateral Planning Obligation dated 08 April 2022 confirms that an affordable housing contribution is required in lieu of affordable housing on site. This is calculated by a formula depending on the number and size of dwellings approved.

A planning information pack is available upon request via a drop box link.

COMMUNITY INFRASTRUCTURE LEVY

TDC have confirmed that a Community Infrastructure Levy will be charged and also, that the CIL liability will be calculated when the reserved matters application is submitted.

SURFACE WATER DRAINAGE

The approved Drainage Statement indicates that surface water disposal on site is likely to be achievable subject to additional testing. If however this is not the case, then above ground attenuation with a discharge into a water course at a controlled rate can be constructed off site, on adjacent land owned by the Vendor, see Drainage Statement.

ADJACENT LAND

The Vendor owns land to the north, cross hatched yellow on the plan below. This land is the subject of a pending outline application for up to 28 units. The land is not for sale at this time but expressions of interest are invited.

METHOD OF SALE

The freehold of the site and the paddock are offered for sale by Private Treaty.

Note: The paddock can only be sold with the site, not available separately.

Site - Guide Price £1M Paddock – Offers in excess of £120,000

VIEWING – STRICTLY BY APPOINTMENT ONLY

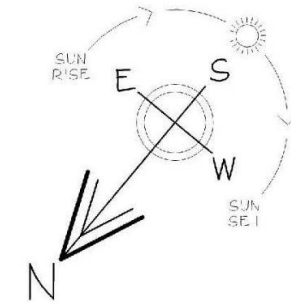
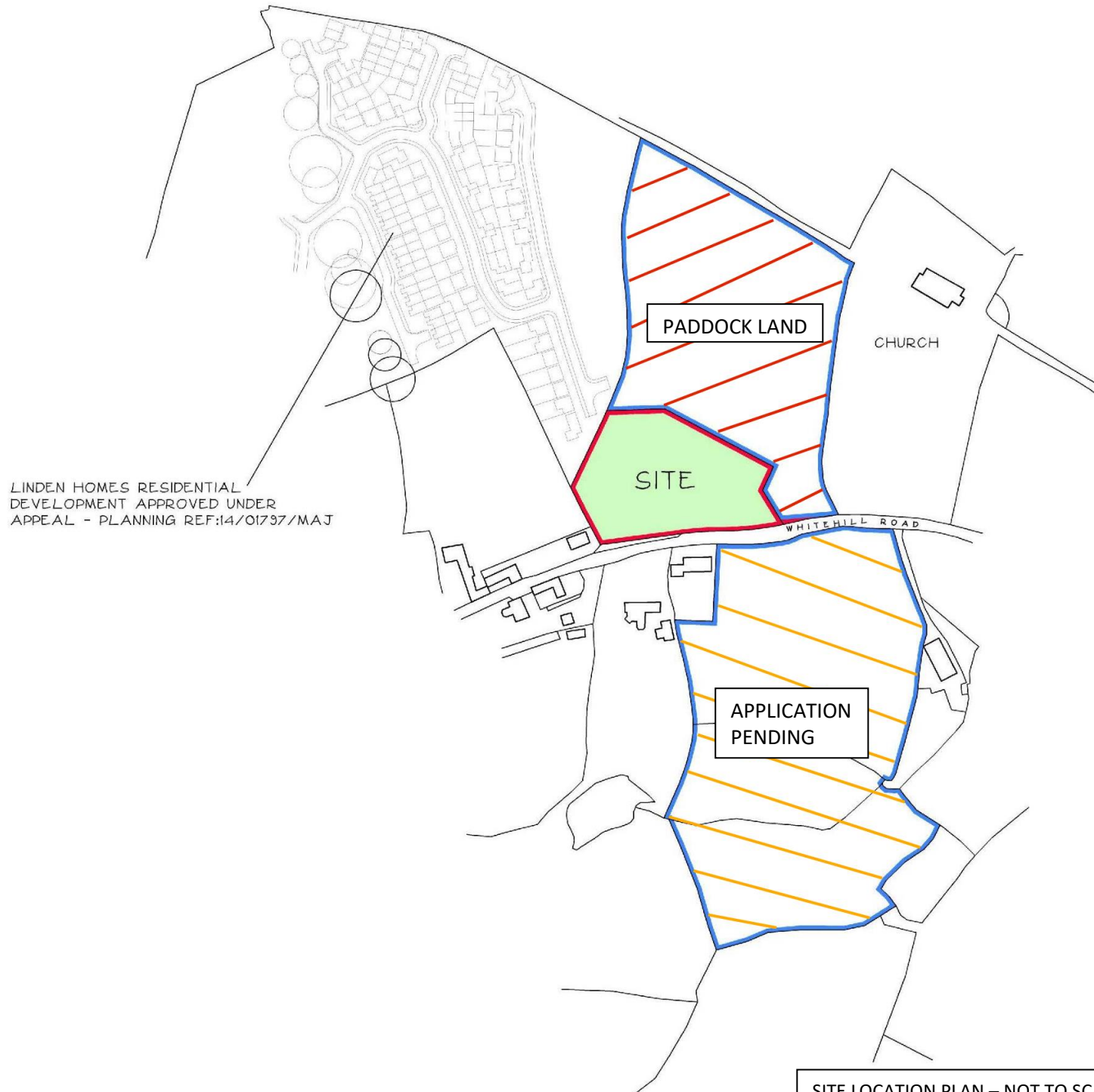
All viewings need to be via appointment with KLP on 01392 879300.

CONTACT – Darryl Hendley



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Ref: 798/DH/R4



Bramley Homes

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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF WHITEHILL ROAD
HIGHWEEK, NEWTON ABBOT

SITE LOCATION PLAN

| | | | |
|------|-----------|-------|----------------|
| DATE | JUNE 2019 | SCALE | 1:2500 (at A3) |
|------|-----------|-------|----------------|

DRG No:

41BH08

SITE LOCATION PLAN – NOT TO SCALE

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DASHED GREEN LINE INDICATES APPROX 15m BUFFER TO ENSURE PROPOSED DWELLINGS ARE SITUATED AN ADEQUATE DISTANCE FROM OAK TREES ALONG THE PROPOSED HEDGE LINE. DETAILS OF BUILDING POSITIONS AND TREE LOCATIONS TO ENSURE ADEQUATE SEPARATION TO BE PROVIDED AT DETAILED DESIGN STAGE

LANDSCAPING WITHIN AREA TO BE DEVELOPED TO BE DETERMINED UNDER FUTURE RESERVED MATTERS APPLICATION

EXISTING MATURE DEVON HEDGE BOUNDARY

TREE ROOT PROTECTION AREAS

DROPPED DEVON HEDGE - HEDGE TYPE B
SEE INDICATIVE DETAIL REF:41BH13

DEVON HEDGE - HEDGE TYPE A
SEE INDICATIVE DETAIL REF:41BH12

AREA OF PROPOSED
RESIDENTIAL DEVELOPMENT

GARAGE

WHITEHILL ROAD

14 LOADY PARK HOUSE

AREAS OF LANDSCAPING INCLUDING FEATURE TREE PLANTING WITH SPECIES SUCH AS PINES, OAK, BEECH AND LIMES. SPECIFIC NUMBER OF TREES AND LOCATIONS TO BE DETERMINED UNDER FUTURE RESERVED MATTERS APPLICATION

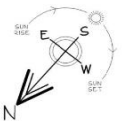
EASTERN BOUNDARY TO BE REINFORCED WITH NATIVE SPECIES HEDGE PLANTING

LAYOUT KEY

- EXISTING PLANTING - MATURE NATIVE SPECIES HEDGEROWS AND TREES TO BOUNDARIES
- LANDSCAPED AREA - TO INCORPORATE FEATURE TREES INCLUDING PINES, OAK, BEECH AND LIME. QUANTITY AND POSITIONS TO BE DETERMINED UNDER FUTURE RESERVED MATTERS APPLICATION
- AREA TO BE DEVELOPED FOR 5 NEW DWELLINGS. LAYOUT, DESIGN AND LANDSCAPING WITHIN THE DEVELOPMENT AREA TO BE DETERMINED UNDER A FUTURE RESERVED MATTERS APPLICATION
- NEW DROPPED DEVON BANK - TYPE B - SEE INDICATIVE DETAIL REF:41BH13. NEW BANK LINKED TO EXISTING MATURE HEDGES.
- NEW DEVON BANK - TYPE A - SEE INDICATIVE DETAIL REF:41BH12. NEW BANK LINKED TO EXISTING MATURE HEDGES.
- REINFORCEMENT PLANTING OF NATIVE SPECIES HEDGE ALONG NORTH EAST BOUNDARY

MIXED NATIVE SPECIES HEDGE

NEW NATIVE HEDGE PLANTING TO BOUNDARY. PLANTING SPECIES & RATIO AS FOLLOWS:-
 HAWTHORN (CRATAEGUS MONOGYNIA) - 35%
 BLACKTHORN (PRUNUS SPINOSA) - 35%
 HAZEL (CORYLUS AVELLANA) - 20%
 HOLLY (ILEX AQUIFOLIUM) - 5%
 FIELD MAPLE (ACER CAMPESTRE) - 5%
 PLANTS TO BE 40cm WHIPS PLANTED AT 400mm C/C IN TWO STAGGERED ROWS (5/6 PLANTS PER M)
 PLANTING TO BE RANDOM AND PLANTED



0 5 10 METERS

Bramley Homes

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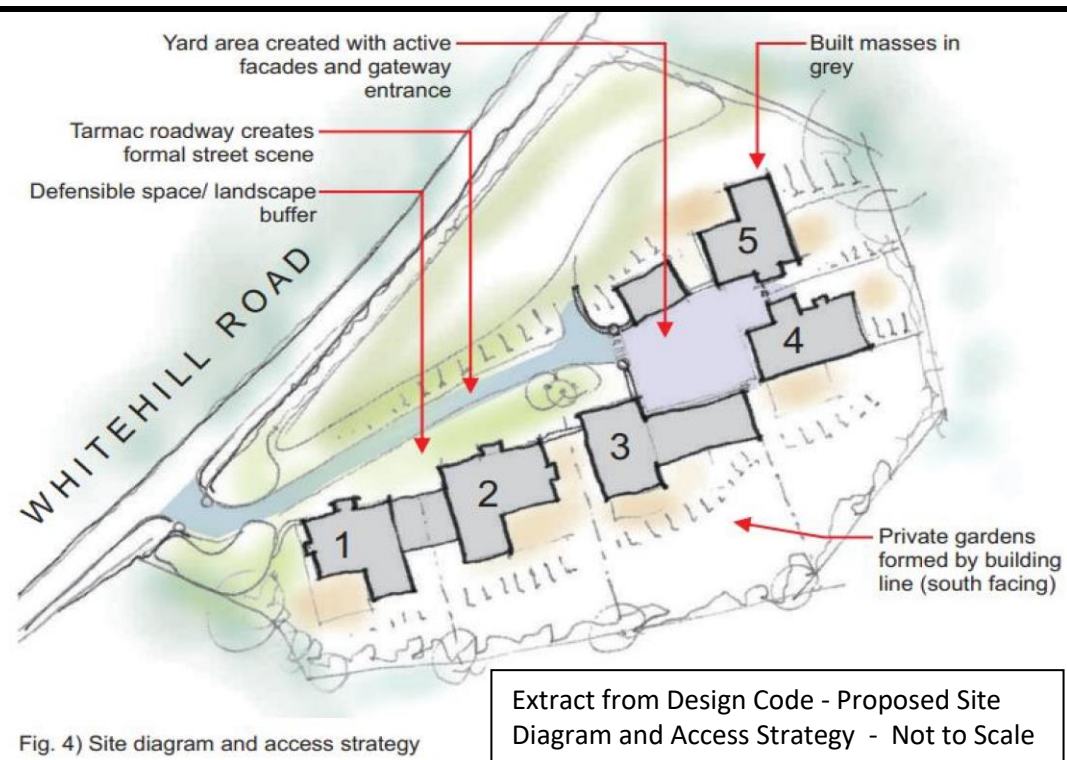
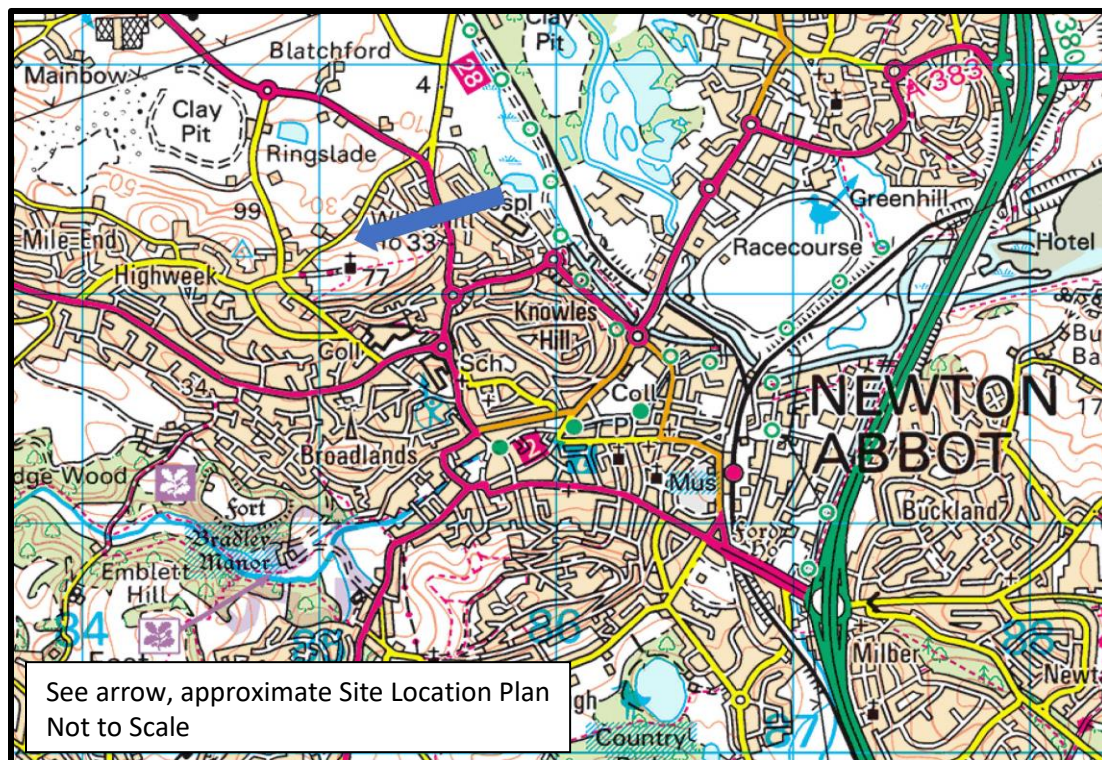
PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 LAND OFF WHITEHILL ROAD
 HIGHWEEK, NEWTON ABBOT
 PARAMETER PLAN

DATE FEB 2021 SCALE 1:500 (at A2)

DRG No:
 41BH14a

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EXTRACT FROM DESIGN CODE
 PARAMETER PLAN - NOT TO SCALE





view across The Paddock west to east



view across site looking north east