

BROWNFIELD SITE FOR RESIDENTIAL DEVELOPMENT

LEWDOWN, WEST DEVON, EX20 4DS



- Outline Planning Permissions
- Approximately 2.47ha (6.11 acres)
- Unconditional & Conditional Offers Invited



Aerial view of the site from Southwest with approx. boundary highlighted

THE SITE – EX20 4DS

This is a superb opportunity to acquire a brownfield development site with two outline planning permissions (Refs. 1199/18/OPA & 1666/20/OPA) for residential development situated on the eastern edge of the village of Lewdown, just to the north of Lewtrenchard and on the North Western edge of Dartmoor National Park. The site is the former Jethros club and motel, just off the old main A30 road (prior to the new bypass) between Okehampton (c. 10 miles) and Launceston (c. 8 miles) and just to the north of the market town of Tavistock (c. 10 miles).

The site falls from the main road along the northern boundary down to the southern boundary and has various buildings on the site which used to form part of the Jethros club and associated motel buildings. The part of the site which is covered by the two planning permissions extends to approximately 2.47 hectares (6.11 acres) and is illustrated approximately by the red line on the aerial photographs and Ordnance Survey plan. The vendors also own the bungalow and paddock in the south east of the site (approximately highlighted in blue on the aerial photographs and Ordnance Survey plan) and this will be retained by the owners with a new access drive to the lane to the east.

LEWDOWN

The site is ideally located for life in the thriving village of Lewdown and has great communication links to the nearby A30 dual carriageway to Cornwall to the west and Exeter (circa 30 miles) and the M5 to the east, being approximately midway between the Exeter and Bodmin. Though it is just outside the National Park boundaries, Lewdown is a Dartmoor village, on the hills that separate the valleys of the River Lew and the River Thrushel about halfway between Okehampton and Launceston. The countryside around the village is gently rolling agricultural land providing grazing for cattle and sheep, with patches of woodland. It is thought to be the Saxons who established the village, one of their earliest settlements in the Devon area. Lewdown and Lewtrenchard stretch towards one another, and are in the same parish, the latter with a rather grand Elizabethan manor house, now a hotel. The village has a gastro-pub that has gained a lot of recognition and some awards, and a couple of other pubs.

PLANNING & TECHNICAL

West Devon Borough Council granted Outline Planning Permission (Ref.1199/18/OPA) for residential development to include demolition of the existing buildings (on the northern part of the site) at Jethros Coach House, Lewdown, EX20 4DS on 16th April 2020.

A subsequent Outline Planning Application (Ref.1666/20/OPA) to West Devon Borough Council was granted on 25th January 2021, with some matters reserved, for residential development for up to 30 dwellings, to include demolition of former motel buildings (on the southern part of the site) to achieve a cohesive residential development in line with approval 1199/18/OPA, at Jethros Coach House, Lewdown, Okehampton, EX20 4DS.

There are Section 106 legal agreements associated to both planning permissions which include 30% affordable housing requirement (65% social rent and 35% intermediate), early years, primary and secondary education contributions, secondary education transport contributions, open space, sport and recreation contributions, landscape and ecology management plan. The contributions are indexed linked and calculated in relation to the number of dwellings (or qualifying dwellings) with formulas for each contribution and are detailed in the S106 documents within the technical pack.

A phase 1 preliminary risk assessment was carried out as part of the planning process and a further intrusive ground investigation report including percolation testing and water monitoring boreholes and 12 months worth of ground water monitoring has also been done.

A full technical pack including copies of the planning papers, permissions, S106 agreements, utility information, topographic survey, preliminary risk assessment and phase 2 ground investigation report is available from the agents upon request.

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

METHOD OF SALE

Unconditional and conditional (subject to reserved matters) offers are invited for this freehold site. Please note that VAT will be chargeable on this sale.

VIEWING

Please contact the sole agents to confirm your intention to view and access arrangements.

CONTACT



REF: 668/PT/R2

Newcourt Barton, Clyst Road

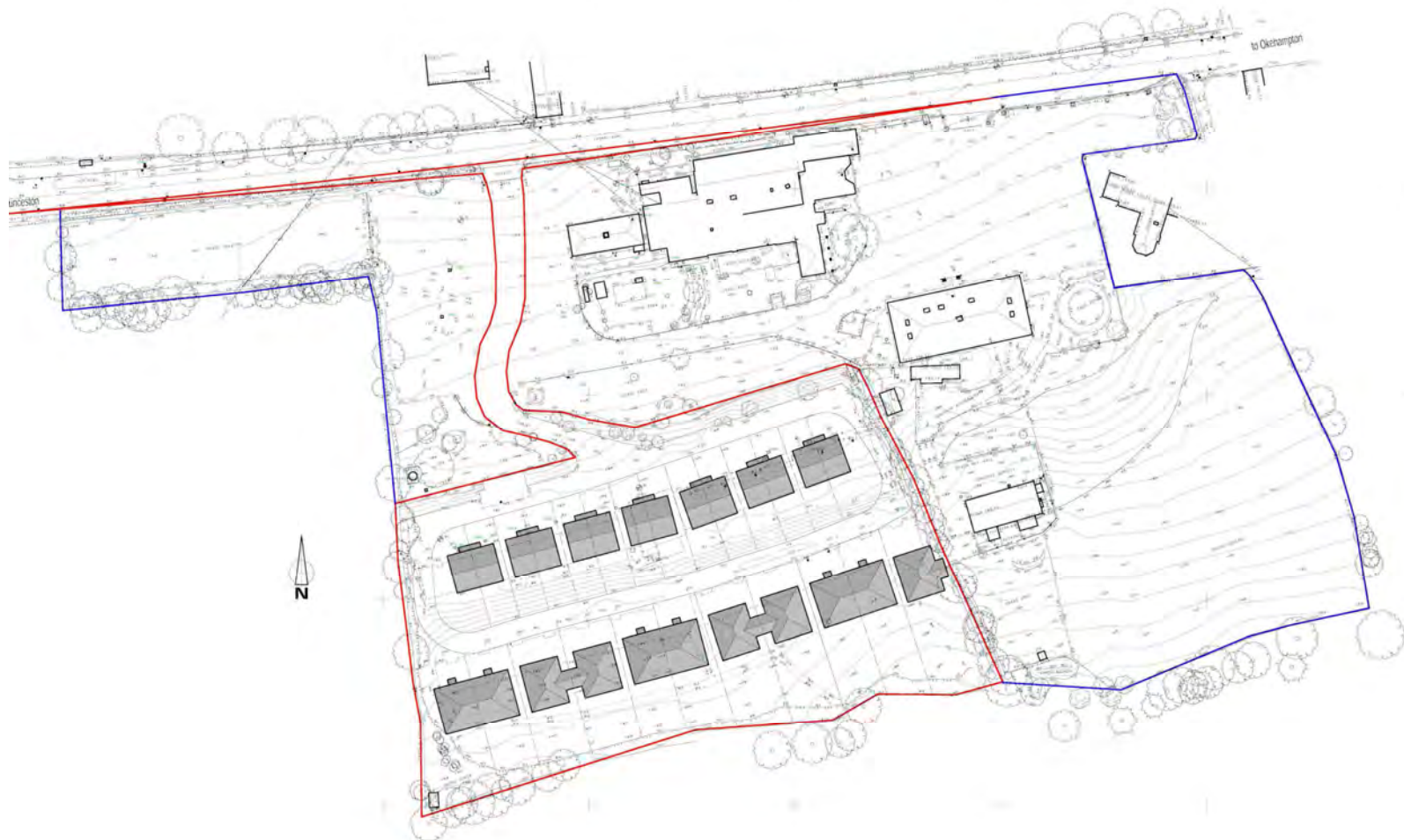
Topsham, Exeter, EX3 0DB

Email: philip@klp.land

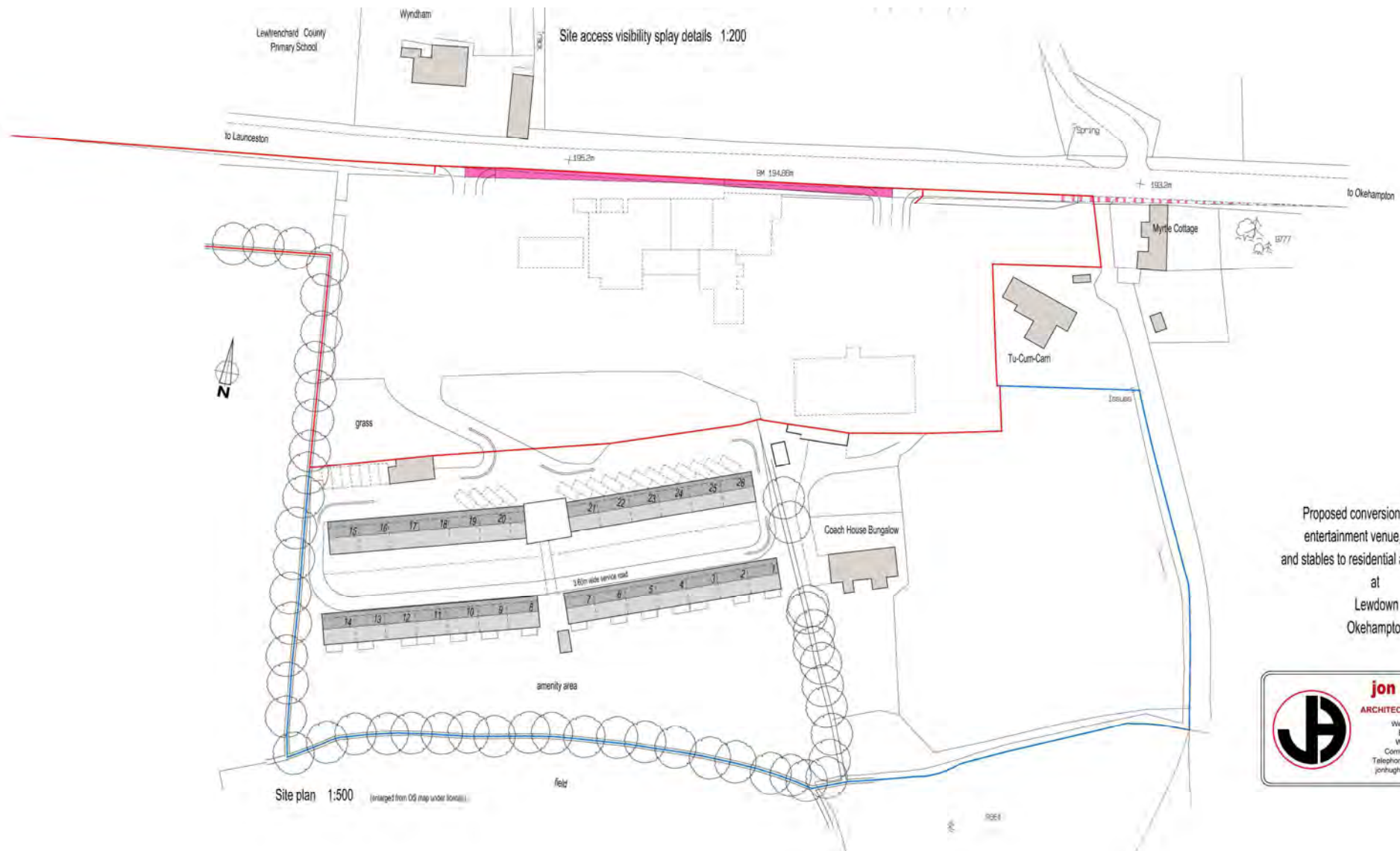
Tel. 01392 879300

Mob. 07866 522910

Proposed site plan for lower part of site - permission ref.1666/20/OPA (not to scale)



Proposed site plan for upper part of the site - permission ref.1199/18/OPA (not to scale)



Proposed conversion of disused
entertainment venue, workshop
and stables to residential accommodation
at
Lewdown
Okehampton



OS Location Plan – site for sale highlighted in red (not to scale)



Promap
LANDMARK INFORMATION

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Licence number 100022432
Printed Scale - 1:2500, Paper Size - A4

This map is for identification purposes only and should not form part of any contract. All dimensions and boundary positions to be checked on site. NOT TO SCALE.



Aerial view of the site with approx area for sale highlighted in red



Clockwise from top left – North of site looking west, northwest of site looking east, upper row of former motel buildings, southwest of site looking east





Aerial view of the site with approx. area outlined in red (Dartmoor in the distance)