

REDEVELOPMENT SITE FOR 45 DWELLINGS

LAND SOUTH OF UNDER LANE HOLSWORTHY DEVON EX22 6BL

For sale by Informal Tender Friday 21 July 2023

- Outline Planning Permission Ref. 1/0075/2020/OUTM
- 45 dwellings, No affordable units/contribution, No CIL
- Approximately 0.97ha / 2.4 acres
- Town fringe location, countryside views to the south
- Offers Invited

view of existing access and across site to south

KLP
KITCHENER
LAND AND PLANNING

THE SITE – EX22 6BL

KLP are delighted to offer this well located brown field redevelopment site (former cattle market) which extends to approximately 0.97ha/2.4acres with outline planning permission for 45 dwellings, with only landscaping to be approved. Of particular note, there is no on site affordable housing requirement or contributions, or Community Infrastructure Levy.

Access to the site is via an existing mini roundabout which also serves a Waitrose Supermarket. Almost all of the previous structures have been demolished and the concrete bases removed with the crushed rubble remaining in situ on the site.

Located on the south side of the town the land has a gentle fall north to south where it abuts an existing residential development, part of which is still under construction.

The site is held in a company, Hawksmeadow Properties (Holsworthy) Ltd, our clients preference is to sell the company.

HOLSWORTHY

Holsworthy is a traditional North Devon market town on the Devon Cornwall border. It offers a taste of country life with a weekly cattle market and a bustling pannier market every Wednesday, when stalls take over the Market Square. There are also a variety of small shops clustered around the square, and there are several inns, cafés and tea rooms nearby as well as the Holsworthy museum just off market square. This museum features displays about an era of bygone rural life.

The town offers a good range of services and amenities including several supermarkets, Primary school and Community College, Churches and recreational facilities.

Out of town, there is the beautiful rural landscape to explore with numerous footpaths and cycle paths and further afield there is the rugged coastline of the Hartland peninsula to discover along with the sandy beaches of Bude and Widemouth Bay to enjoy.

PLANNING & TECHNICAL

Torridge District Council granted outline planning permission under application 1/0075/2020/OUTM for the development of 45 residential units, car parking, on site outdoor play provision and associated landscaping, dated 22 December 2021, land at Underlane, Holsworthy, Devon.

Note: The only outstanding reserved matter is landscaping.

A S106 Agreement is applicable to the planning permission requiring contributions to education (£28,013), a cycle path (£28,013) and open space (£28,013). The purchaser can elect to develop the whole site as 100% affordable resulting in the removal of the open space contribution. Torridge DC is not a CIL charging authority.

A comprehensive Planning & Technical Information Pack is available upon request via a drop box link.

METHOD OF SALE

For sale by Informal Tender Friday 21 July 2023

Offers invited

VIEWING – STRICTLY BY APPOINTMENT ONLY

Viewing via appointment with KLP.

what3words- inferior.thick.beanbag

CONTACT – DARRYL HENDLEY – REF: 304/DH/R2



Newcourt Barton, Clyst Road,
Topsham, Exeter, EX3 0DB
Email: darryl@klp.land
Tel. 01392 879300 or 07850 275265



APPROVED PROPOSED SITE PLAN
NOT TO SCALE

G LAYOUT REVISED FOLLOWING CONSULTATION WITH PLANNING OFFICE 07/09/20
H LAYOUT REVISED FOLLOWING CONSULTATION WITH PLANNING OFFICE 28/07/20
A LAYOUT REVISED FOLLOWING CONSULTATION WITH PLANNING OFFICE 10/08/20

FLORIAN WINKLER ARCHITECT
TEL: 01982 840002
MOB: 07748515077
E-mail: florianwinkler@protonmail.com
Unit 1 Inbert Green Technology Park,
Shole Canon, Exeter EX5 4RJ

FORMER CATTLEMARKET SITE
AT UNDER LANE
HOLSWORTHY

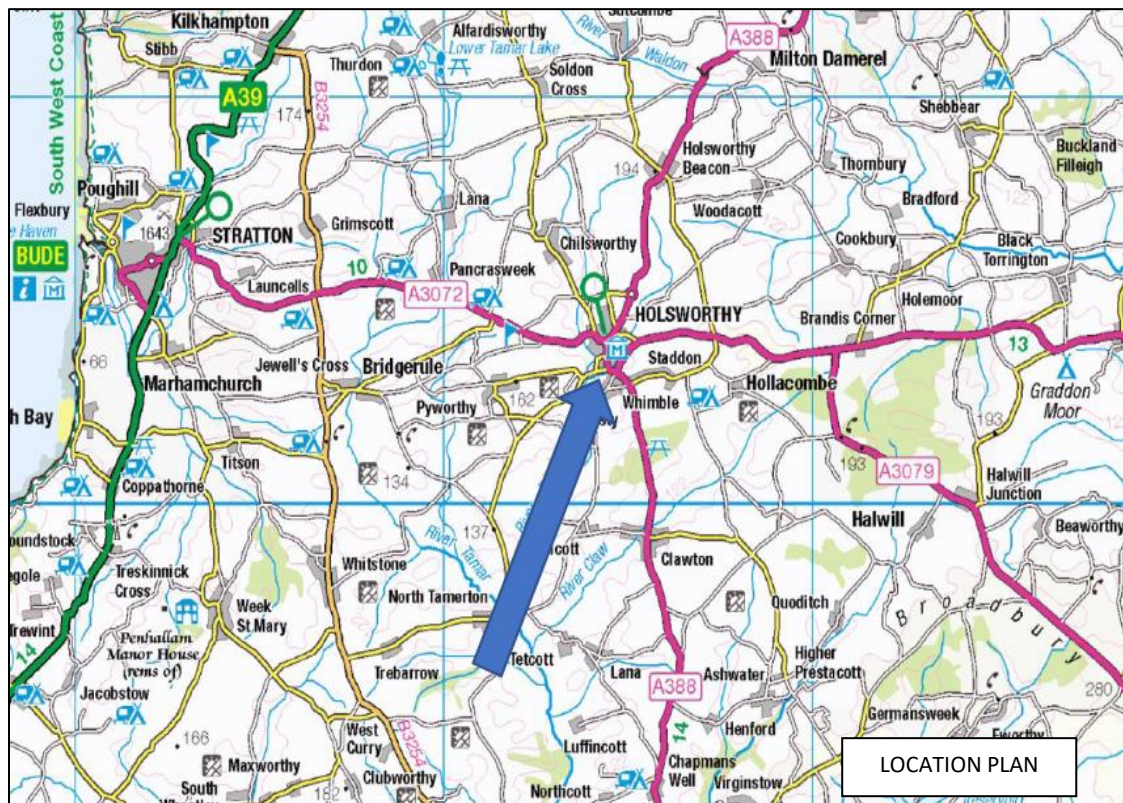
PLANNING
PROPOSED SITE PLAN

SCALE: 1:200@A1
DATE: 21/01/20

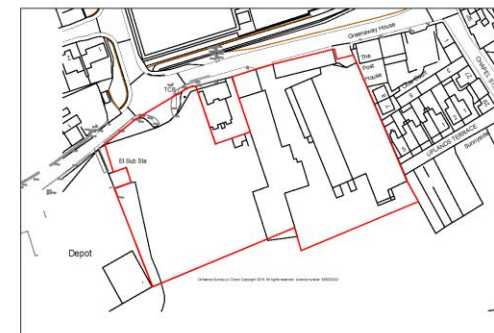
J722 03

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The contractor must verify all dimensions on site before starting work and ensure all dimensions are in accordance with the approved plan. No dimensions are to be relied upon for construction.



LOCATION PLAN



SITE LOCATION PLAN
NOT TO SCALE

FLORIAN WINKLER
ARCHITECT

TEL: 01392 880000
MOB: 07748 19077
E: florian.winkler@gmail.com
Unit 11-12 The Green, Tawton, Devon PL20 9JL

FORMER CATTLEMARKET

SITE AT UNDER LANE

HOLSORTHY

SITE LOCATION PLAN

Scale: 1:1250 @ A3

Date: 21.01.20

J722 01

The contractor must verify all dimensions on site, before making any drawings or construction work of any kind. No dimensions to be scaled from this drawing.



view across site north to south



view across site north to south



view across site north to south



view across site west to east



view across site south to north



view across site north to south



view across site east to west