

# RESIDENTIAL DEVELOPMENT SITE NORTH TAWTON, DEVON

- Reserved matters planning approval for 2 houses (ref. 1648/21/ARM)
- Planning in principle for a further 7 – 9 dwellings (ref. 4198/22/PIP)
- Edge of town location with countryside views
- Offers Invited

*Photo overlooking part of the site with Planning in Principle – facing north west*



## THE SITE – EX20 2EA

This development opportunity is located off Yeo Lane, on the north western side of North Tawton in West Devon. The site comprises of two sections – the first benefitting from a grant of reserved matters approval (ref. 1648/21/ARM) for the construction of two substantial detached four bedroom houses with gross internal floor areas of 149sqm and 160sqm respectively (including the garages). The second section of the site benefits from a grant of planning in principle for the development of a further 7 – 9 dwellings. The indicative site layout plan which accompanied this planning in principle application (shown overleaf) shows five detached dwellings and two pairs of semi-detached dwellings – although the final design and layout will be the subject of a technical matters approval in due course. The whole site extends to c. 1.04acres (0.42ha).

## NORTH TAWTON

The market town of North Tawton offers arrange of facilities, including a supermarket, local shops, pubs, hairdressers, takeaways and businesses, together with pre-school, primary school and health centre. There are various sporting clubs including a thriving rugby club, football and bowls club. The A30 is easily accessible providing a direct link west into Cornwall and east to the University city of Exeter with its main line rail, international air and M5 motorway connections. Okehampton, which offers further amenities such as a sixth form college is c. 7 miles away. Around North Tawton, there are many opportunities for outdoor pursuits, such as riding, walking and fishing. The Dartmoor National Park is also easily accessible at Okehampton.

## PLANNING & S106 AGREEMENT

Outline planning approval (ref. 3254/17/OPA) for the development of two dwellings was granted by West Devon District Council on the 14<sup>th</sup> December 2017. Reserved matters approval was subsequently approved (ref. 1648/21/ARM) on the 13<sup>th</sup> May 2022. An approval for planning in principle (ref. 4198/22/PIP) was then granted on 12<sup>th</sup> January 2023, for a further proposed residential development of 7 – 9 dwellings. The Agents are advised that there are no CIL or S106 payments applicable to the approved two development schemes and that none of the proposed dwellings will be required to be affordable. Copies of the planning request, proposed plans and associated documents are available electronically on request.

## UTILITIES

The Agents are advised that legal rights exist for connection of the new development to a foul drainage interconnect in neighbouring Richina Drive if this is required. The Agents understand the mains electricity connections will be possible nearby and that mains water is located and that it is understood that mains water connections are available at the junction of Yeo Lane and Fore St (The properties at Richina Drive have a private borehole supply). Further information/plans of utility services are available from the Agents on request. Interested parties are advised however to make all necessary enquiries with relevant utility companies as to the availability and capacity of services prior to making any offer.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300

## METHOD OF SALE

Offers are invited for this freehold site. The Agents are advised that no VAT will be applicable to the purchase price.

## WHAT3WORDS LOCATION

///backpack.beginning.plausible

## CONTACT



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**REF: 846/AM**

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.

Indicative layout plan for site with planning in principle approved  
under application 4198/22/PIP - not to scale



Site layout and location plan for the two houses approved by reserved matters application 1648/21/ARM - not to scale



Proposed floorplans and Elevations of Plot 1 (RM approval)



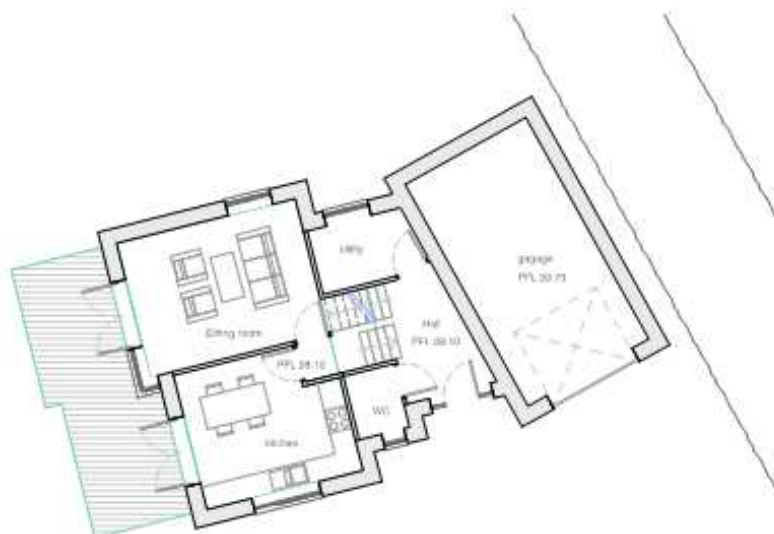
1. Story 1:100



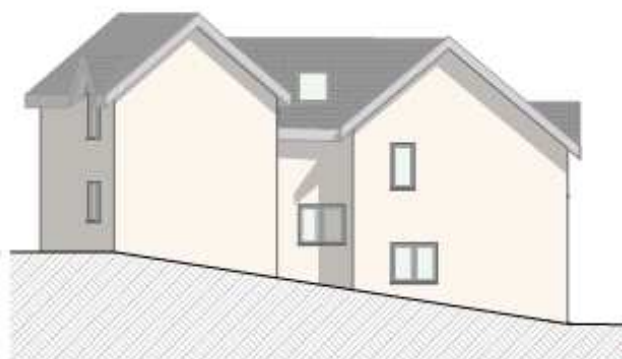
E-02 South Elevation 1:100



E-02 East Elevation 1:100



-1. Ground Floor Plan - Plot 1 1:100



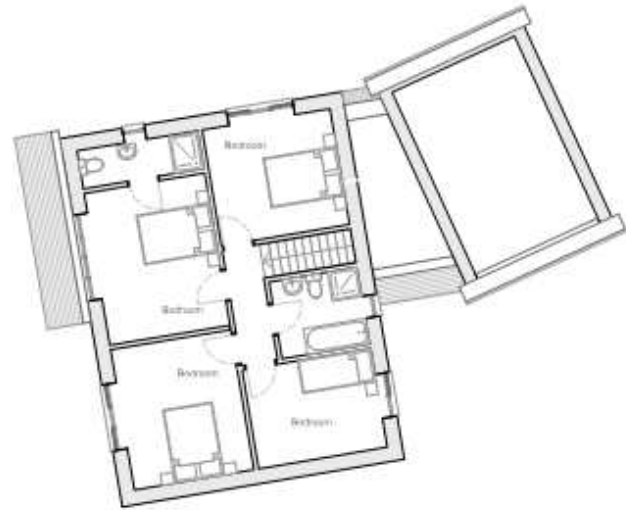
E-02 North Elevation 1:100



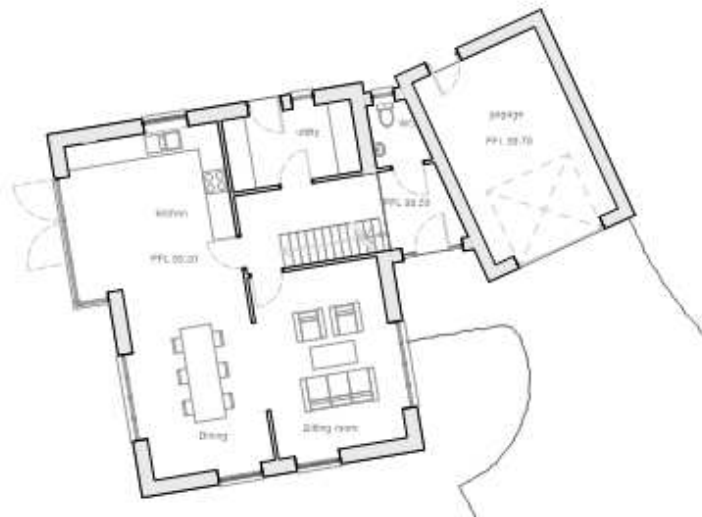
E-02 West Elevation 1:100



Proposed floorplans and Elevations of Plot 2 (RM approval)



1 First Floor Plan - Plot 2 1:100



E-07 South Elevation 1:100



E-02 East Elevation 1:100



E-02 North Elevation 1:100



E-02 West Elevation 1:100





Photos (from top left clockwise) showing: Existing entrance from Richina Drive into consented site for two dwellings; View over part of the site with planning in principle, facing south east; View of North Tawton centre, View over part of consented site for two dwellings.



