

# DEVELOPMENT SITE FOR UP TO 45 DWELLINGS NORTH MOLTON, DEVON, EX36 3HN



- Outline Planning Permission (Ref. 66372)
- Approximately 3.18ha (7.86 acres)
- Offers Invited in the region of £1,000,000

View across the site from the SE corner looking NW

## THE SITE – EX36 3HN

This is a fantastic opportunity to acquire a greenfield residential development site nestled on the western edge of this popular and picturesque North Devon village which is situated to the southwest of the beautiful Exmoor National Park. The site adjoins the village primary school to the east and there are open fields to the south and west and the site has road frontage with Fore Street along its northern boundary. The application site area is approximately 3.18ha (7.86 acres).

The site benefits from outline planning permission (Ref.66372) for up to 45 dwellings (**30% affordable**) with associated public open space, landscaping & infrastructure (all matters reserved except access).

The site is conveniently situated just 2 miles to the north of the A361 North Devon Link Road, with Barnstaple circa 13 miles to the northwest and Tiverton circa 20 miles to the southeast (with a mainline railway station & the M5 junction circa 28 miles). There are further shopping facilities, community college and amenities found in the market town of South Molton circa 3 miles to the south, on the other side of the A361.

## NORTH MOLTON

North Molton is a picturesque village astride the River Mole on the south western edge of Exmoor National Park, some 2 miles north of the A361 link road. It has a population of approximately seven hundred people and benefits from a shop & post office, primary school, village hall, garage, sports club, pub and a bus service. There are also many groups and societies catering for all interests. The village has also recently seen the completion of a new 4G mobile communications mast in the local community centre.

## SERVICES

Interested parties should make and rely upon their own services enquiries.

## PLANNING

North Devon Council granted outline planning permission (Ref.66372) for up to 45 dwellings with associated public open space, landscaping & infrastructure (all matters reserved except access) on land at Main Road, North Molton on 14<sup>th</sup> April 2022.

## TECHNICAL INFORMATION

The planning permission includes **30% affordable housing** with a number of financial contributions for Highways, Education and Public Open Space.

A planning and technical pack is available from the agents upon request.

## METHOD OF SALE

Offers are invited for this freehold site.

Please note that VAT will be chargeable on this sale.

## VIEWING

Interested parties may view the land at their own convenience, however, in the first instance, please contact the sole agents to confirm your intention to view and access arrangements.

## CONTACT



**REF: 5/PT/R1**

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# TREWIN DESIGN ARCHITECTS

1 Stanhope Square Holworthy Devon EX22 6DR - 01409 253013  
www.trewin-design.co.uk - create@trewin-design.co.uk



- 1 North Molton Primary School
  - 2 Traffic Calming and safety improvements to create safe pedestrian and cycle access to school and sports club
  - 3 Enhanced Crossing
  - 4 Balancing Ponds
  - 5 Retained Trees & Route Zones
  - 6 Pumping Station Compound
  - 7 Proposed Site Access
  - 8 Footpath link to rear of school
  - 9 Hedgerow management strip
  - 10 Village/Sports Hall Link
  - 11 Footway & Cycle Path
- Land offered to School  
 Informal Open space  
**A = Affordable Housing**

**Illustrative Site Concept Plan (not to scale)**

Drawing title Site Layout (for illustration purposes only)			
Job title Proposed Development of Land North Molton			
Client Waddeton Park LTD			
Stage	Preliminary Sketch	Drawing number 6975-01-001	
Scale	1:1000 @ A1 1:2000 @ A3	Date	March 14
Date	March 14	Revision	P
Drawn by	RM	Checked by	
Revision	Description	Date	Initials
P	JT COMMENT EMAIL 21 mar	mar 19	MSP

Contractors must check all dimensions on site before fabrication. Only figured dimensions are to be worked from.  
 All discrepancies must be reported to Trewin Design Architects Ltd before proceeding.  
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**OS Location Plan (not to scale)**



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Drawing title <b>Location Plan</b>			
Job title <b>Proposed Development of Land North Molton</b>			
Client <b>Waddeton Park LTD</b>			
Stage <b>Preliminary Sketch</b>	Drawing number <b>6975-01-002</b>		
Scale <b>1:1250 @ A1 1:2500 @ A3</b>	Date <b>March 14</b>		
Drawn by <b>RM</b>	Revision <b>D</b>		
Revision	Description	Date	Initials
A	Red/Blue Line Added	28/01/15	RM
B	REVISED RED/LINE	09/05/16	MSP
C	REVISED RED/LINE/BLUE LINE	14/01/19	MSP
D	REVISED RED/LINE/BLUE LINE	28/03/19	MSP

Contributors must check all dimensions on site before fabrication. Only squared dimensions are to be worked from.  
All correspondence must be received by Trewin Design Architects Ltd before processing.  
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Existing field access and road frontage along northern boundary



Aerial view from the SW with approximate area of site outlined in white