

# BROWNFIELD REDEVELOPMENT SITE HALDON THATCH, KENNIFORD, EX6 7XX

- Commenced Planning Permission (Ref.16/00747/REM)
- Approx. 0.71 hectares (1.75 acres)
- Offers in excess of £500,000



*View from the site of the old Haldon Thatch looking north towards Exeter & beyond*



## THE PROPERTY – EX6 7XX

The site of the former Haldon Thatch Hotel/restaurant (Est. circa 1930) and adjoining former petrol filling station, all of which extends to approximately 0.71 hectares (1.75 acres). The site has a commenced planning permission for a large detached house with a gross internal floor area of approximately 200sqm (2,152sqft) and a restaurant building of approximately 276sqm (2,970sqft) all situated on the southern area of the site where the former Haldon Thatch once stood, before a fire some years ago (October 2003). The owner subsequently acquired the adjoining former petrol filling station to the north and we are informed that the former fuel tanks have been decommissioned and backfilled, but are still in the ground.

The property is situated in a prominent position on the northern slopes of Haldon Hill, between the Old Haldon Hill Road and the north bound A380 from Torbay to Exeter. The site was internationally recognised in its days as a hotel/guest house and still benefits from an impressive panoramic view of countryside, both locally and beyond the City of Exeter, which lies 5 miles away according to the listed 1890s milestone within Haldon Thatch. All major routes are quickly accessible, as are the cycling and nature trail amenities of Haldon Forest Park, whilst Dartmoor and the seaside towns of Dawlish, Teignmouth and Torbay are a short drive away. It offers various potential redevelopment options (subject to requisite consents) beyond the current planning permission.

## METHOD OF SALE

Conditional & unconditional offers are invited for the freehold property in excess of £500,000.

## KENNFORD

This village and its smaller sister, Kenn, are situated just south of Exeter and a mile from Haldon Thatch itself. They are just off the A38 which connects Exeter with Plymouth and Torbay (via the A380) and combine as a thriving community with church, Post Office/shop, Primary School, local pubs and Kenn Centre for meetings and use by village clubs.

## VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Philip Taverner at KLP to arrange a viewing.

## SERVICES

We understand that there are mains services readily available, however, all interested parties should make and rely upon their own enquiries of the relevant services providers with regards to location, availability and capacity of services for the site.

## PLANNING

Teignbridge District Council granted outline planning permission on 15<sup>th</sup> March 2013 (Ref.13/00199/OUT) for restaurant (class A3) and house (all matters reserved) on the site of the Haldon Thatch, Kennford. A subsequent application for the reserved matters (Ref.16/00747/REM) was approved on 24<sup>th</sup> May 2016. A subsequent appeal was submitted by the applicants against Conditions Nos. 9 and 10 of the Reserved Matters planning permission. The appeal (Ref. APP/P1133/W/16/3159527) allowed the deletion of Condition No.10 of the reserved matters but not Condition No.9.

We are informed by the owner that this permission was lawfully commenced with foundation trenching and the laying of appropriate fresh water and drainage pipes for the development, as required for constructive start protection.

Copies of the plans and planning permission are held on file by the agents or can be viewed on Teignbridge District Council's website using the planning references above. Please note that Community Infrastructure Levy (CIL) is **NOT** liable on this permission.

Interested parties may look at other potential uses for the site and we may consider conditional, subject to planning, offers.

## CONTACT – REF: 696/PT/R2



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## Approved Site Layout Plan & OS Location Plan (not to scale)



**Promap**  
LANDMARK INFORMATION

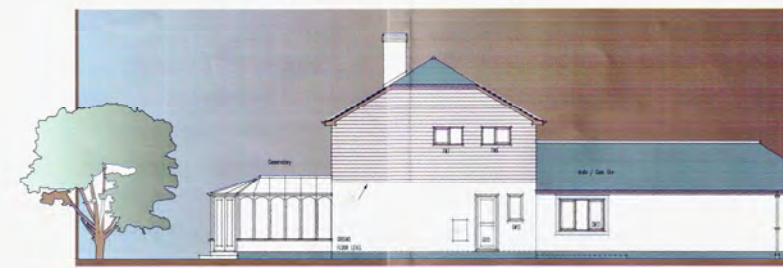
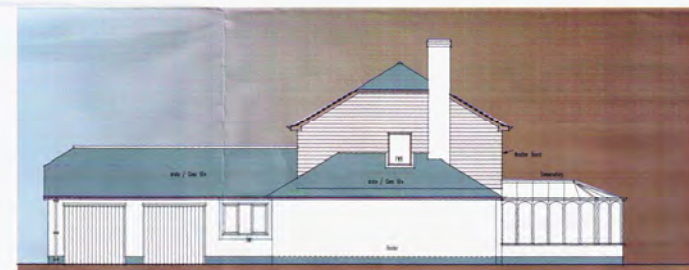
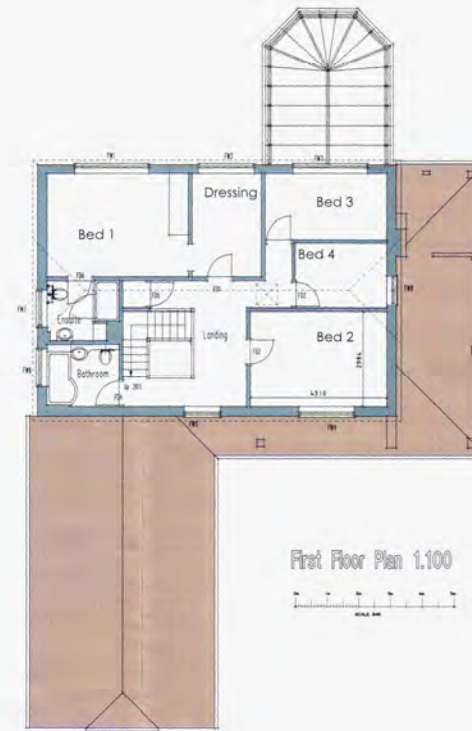
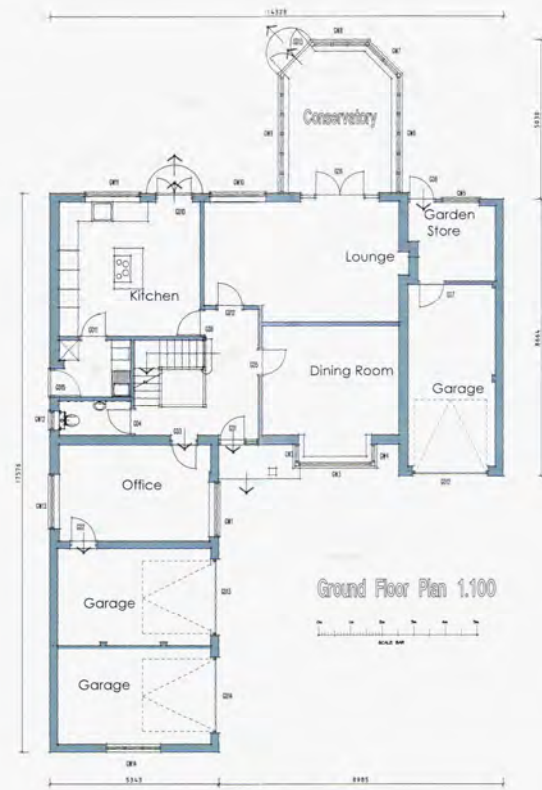
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Licence number 100022432  
Plotted Scale - 1:1250, Paper Size - A4

This plan is for identification purposes only  
It should not form part of any contract.  
All dimensions & boundary positions  
should be checked on site.  
**NOT TO SCALE.**

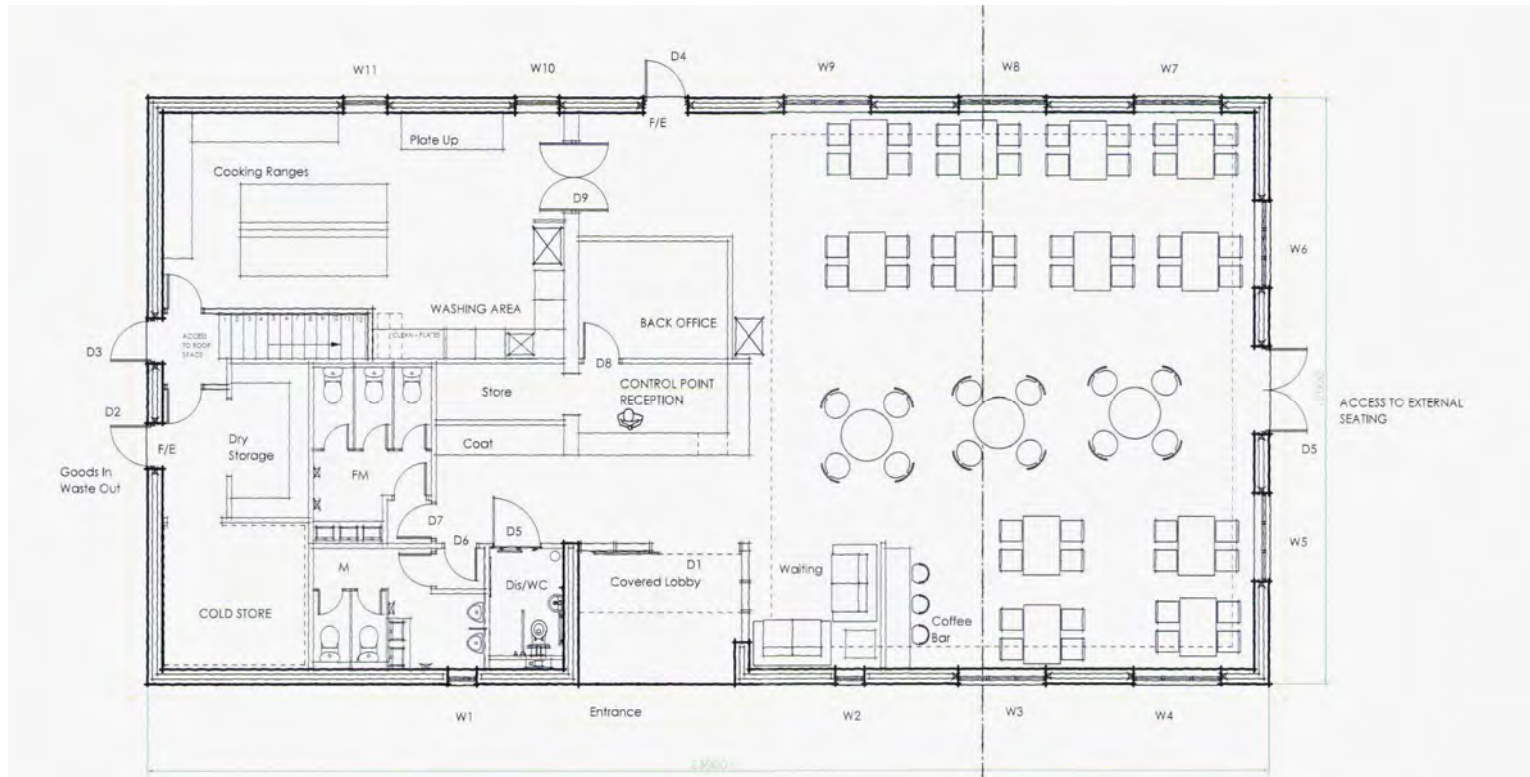
**KLP**  
KITCHENER  
LAND AND PLANNING



# Approved Plans for House (not to scale)



## Approved Plans for the Restaurant (not to scale)







Site photos – Clockwise from top left – South site area, view north over garage area, view from garage looking south, view from garage entrance looking south west







Historic Aerial Photograph



