



Land off

Cornborough Road

Westward Ho!

Devon | EX39 1AA

15.88 acres (6.43 ha)

Development Opportunity

with

Outline Planning Permission



For Sale

Location

Highlights

- Site area: 15.88 acres (6.43 ha)
- Outline planning permission for up to 145 dwellings and associated public open space
- Freehold with vacant possession
- Unconditional offers for the freehold invited

The site is located approximately 800m south of the village centre of Westward Ho! And is bound by residential land to the east and agricultural land to the south. The site is within close proximity to the A386 and A39 offering good connections to nearby shops, services, and employment centres of Bideford (3.5 miles) and Barnstaple (10 miles).

The leisure and retail opportunities offered by Atlantic Village are only a short drive away and the beach is within walking distance.



Westward Ho!

Description

The site is approximately 15.88 acres (6.43 ha) (gross) and is predominantly greenfield and used for agricultural purposes save for two dwellings which are to be demolished. Westward Ho! has a population of 2,112 (2011 census) and possesses a good range of local shops and associated facilities,

with both primary and secondary schooling in nearby Northam and Bideford respectively.

The proposed development has been designed to incorporate a range of properties with a potential density of up to 34 dwellings per hectare.



Planning



LEGEND

- | | |
|--------------------------------|--------------------------------|
| 1 Proposed vehicular access | 4 Proposed residential area |
| 2 Local equipped area for play | 5 Indicative attenuation basin |
| 3 Proposed public open space | |

The site has outline planning permission for up to 145 dwellings, with associated public open space, play areas, landscaping and access from Cornborough Road following demolition of two existing dwellings.

The proposals include 145 dwellings with associated public open space, children's play areas, surface water flood mitigation, landscaping and access from Cornborough Road following demolition of two existing dwellings.

The data room contains all planning application documents.

AFFORDABLE HOUSING

A viability assessment has resulted in a reduced affordable housing provision of 25%.

Further information

PURCHASERS' OBLIGATIONS

The Purchaser will be obliged to construct an estate road to points to be agreed along the eastern and southern boundaries (or as close to these boundaries as the reserved matters planning application allows) and to enter into a s38 Agreement for the adoption of the road. The Purchaser will transfer their interest in an intervening strip (if any) if they are unable to construct a road to the boundaries back to the owner so that there is no ransom at these agreed points.

The Owners will retain a 1.0m strip of land which will be marked on a plan A-B-C-D along the eastern, southern and western boundary. Rights will be retained for the benefit of the Owner for access with and without vehicles and for connection, renew, repair and upgrade of any services contained in the estate road or footpaths. The estate road shall be no less than 5.5m wide and contain footpaths of at least 1.8m wide.

LEGAL & TITLE

The site is being promoted by Gladman Developments Ltd. It is held freehold by the land owners. Bidders should note there is a restrictive covenant upon land within title number DN513977 which restricts development to no more than 2 dwellings.

METHOD OF SALE

The site is being offered for sale by informal tender. Unconditional proposals are preferred. Bidders should provide the following information in submitting a bid:

1. Offer level
2. Any conditions of offer
3. Timings associated with purchase
4. Details of any deferred payments
5. Abnormal costs allowed
6. Details of any Board approvals gained or sought

Offers are to be submitted to **James Petherick** at **JLL** by email by **1pm on Friday 26th October 2018**.

S106

The S106 has been finalised and therefore please allow for the following planning contributions:

Education:	Formula based on Housing Mix
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Highways:	£340,639.86
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Off-site Sports:	£130,000
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Off-site Sports Maintenance:	£46,800
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Travel Plan:	£43,500
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LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking of up to £10,000 in the event they withdraw from the transaction following agreement of Heads of Terms and issuing of the contract documentation.

VAT

Gladman Developments Ltd and the owners have elected to charge VAT and this will be payable by the purchaser on legal completion in addition to the purchase price.

VACANT POSSESSION

The land will be sold freehold with vacant possession on legal completion.

DATA ROOM

For further information and access to the data room please contact the sole agents and use the link provided: <https://westwardho.live.jll.com>



View north west from high point within the site.



View south from the site.

Contact

For further information and expressions of interest, please contact:



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Subject to contract.

Particulars dated September 2018.



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