

APPROX. 6 ACRES ALLOCATED DEVELOPMENT LAND BOVEY TRACEY, TQ13 9LZ

- Land Allocated in Teignbridge Local Plan (BT1)
- Resolution to grant detailed planning permission
- Approximately 2.43 ha / 6 acres
- Conditional & Unconditional Offers Invited

THE PROPERTY – TQ13 9LZ

The property being offered for sale includes Dean Parke which is a substantial detached house and its land to the west, together with the field to the south which is in separate ownership. This whole parcel of land was allocated for housing development within the Teignbridge Local Plan (2013-2033) under the reference “BT1” and forms part of a larger overall allocation.

A hybrid planning application was submitted on this subject land and the adjoining parcel of land to the south (in separate ownership and being dealt with by Savills Exeter office). The application comprises a full detailed application for 63 dwellings and an outline application for 3 self/custom build plots within the site. The application has a resolution to grant permission subject to a Section 106 legal agreement, which has been agreed and is in the process of being signed by all the parties before planning permission can be issued.

The land slopes from the Moretonhampstead Road along the eastern boundary down to the western boundary with Monks Way road which sits below this level again. From the eastern part of the land there are far reaching views to the west towards Haytor and Dartmoor.

BOVEY TRACEY

Bovey Tracey is an attractive Moorland town situated on the River Bovey on the eastern edge of Dartmoor and one of the main gateways to the moor, with a number of unique visitor attractions and a good mixture of shops. The town is located on the A382 north of the A38 Devon Expressway and is approximately 17 miles south west of the Cathedral City of Exeter and its M5 connection and International airport.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the agents to arrange a viewing.

METHOD OF SALE

Unconditional or Conditional offers (subject to planning permission being issued for application Ref.19/00137/MAJ) are invited for this freehold property and land.

Offers for the Savills clients land to the south should be directed to Nick Jones at Savills Exeter office (Tel. 01392 455712).

SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

A planning application (Ref.19/00137/MAJ) was validated by Teignbridge District Council on 23rd August 2019 for a Hybrid planning application comprising a full application for 63 dwellings, together with access, landscaping, open space and associated infrastructure and an outline application for 3 self/custom build plots, with all matters reserved except for access, this application has received a resolution to grant permission subject to a Section 106 legal agreement, which has been agreed and is in the process of being signed by all the parties before planning permission can be issued.

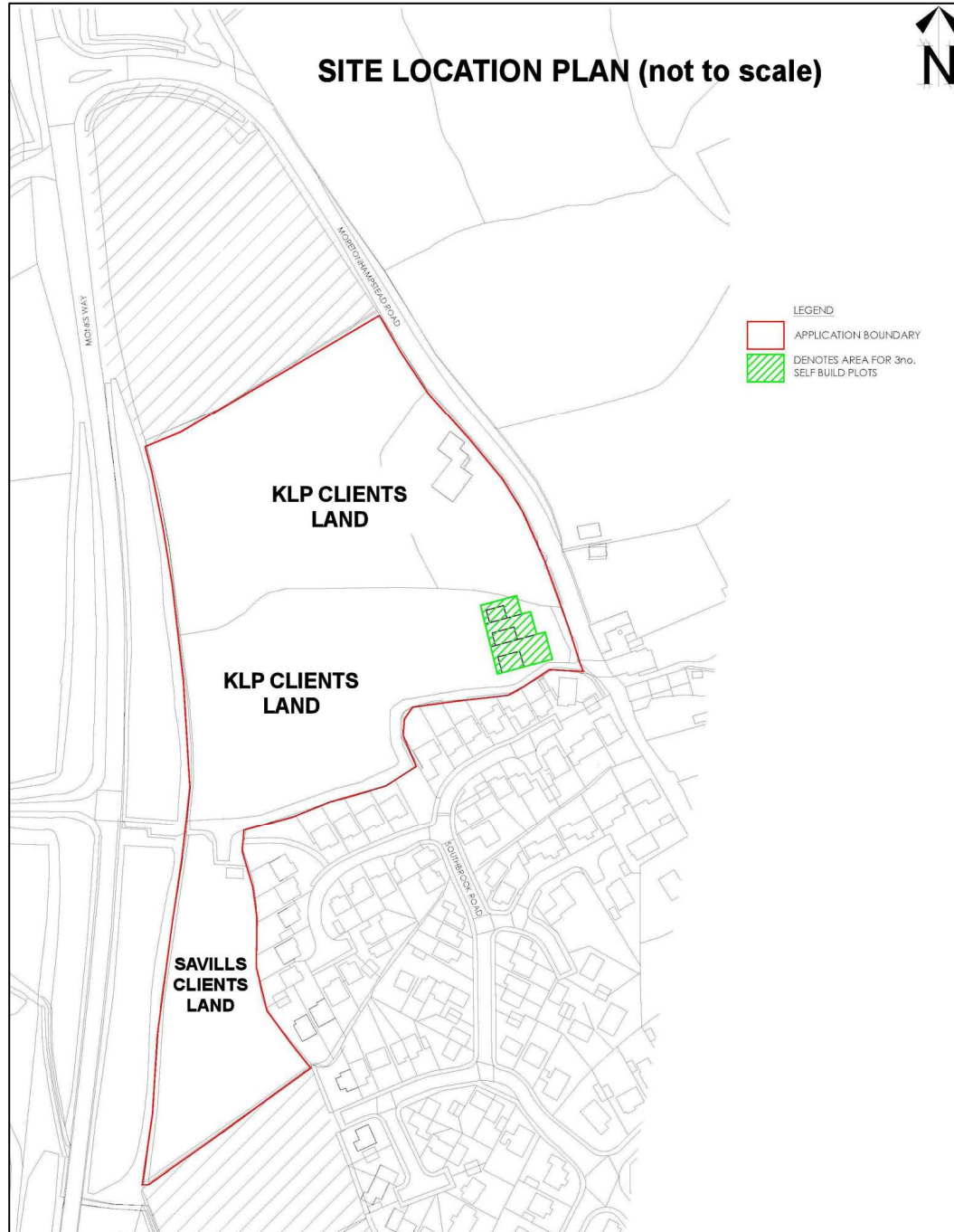
A planning and technical pack is available upon request from the agents.

CONTACT – REF: 173/PT/R2



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Location Plan & Proposed Site Layout Plan (not to scale)



Photograph from western boundary of Dean Parke looking northeast towards the house



Photograph from western boundary of southern field looking east across field towards access gate



Photograph from east of southern field looking west across field towards Haytor

