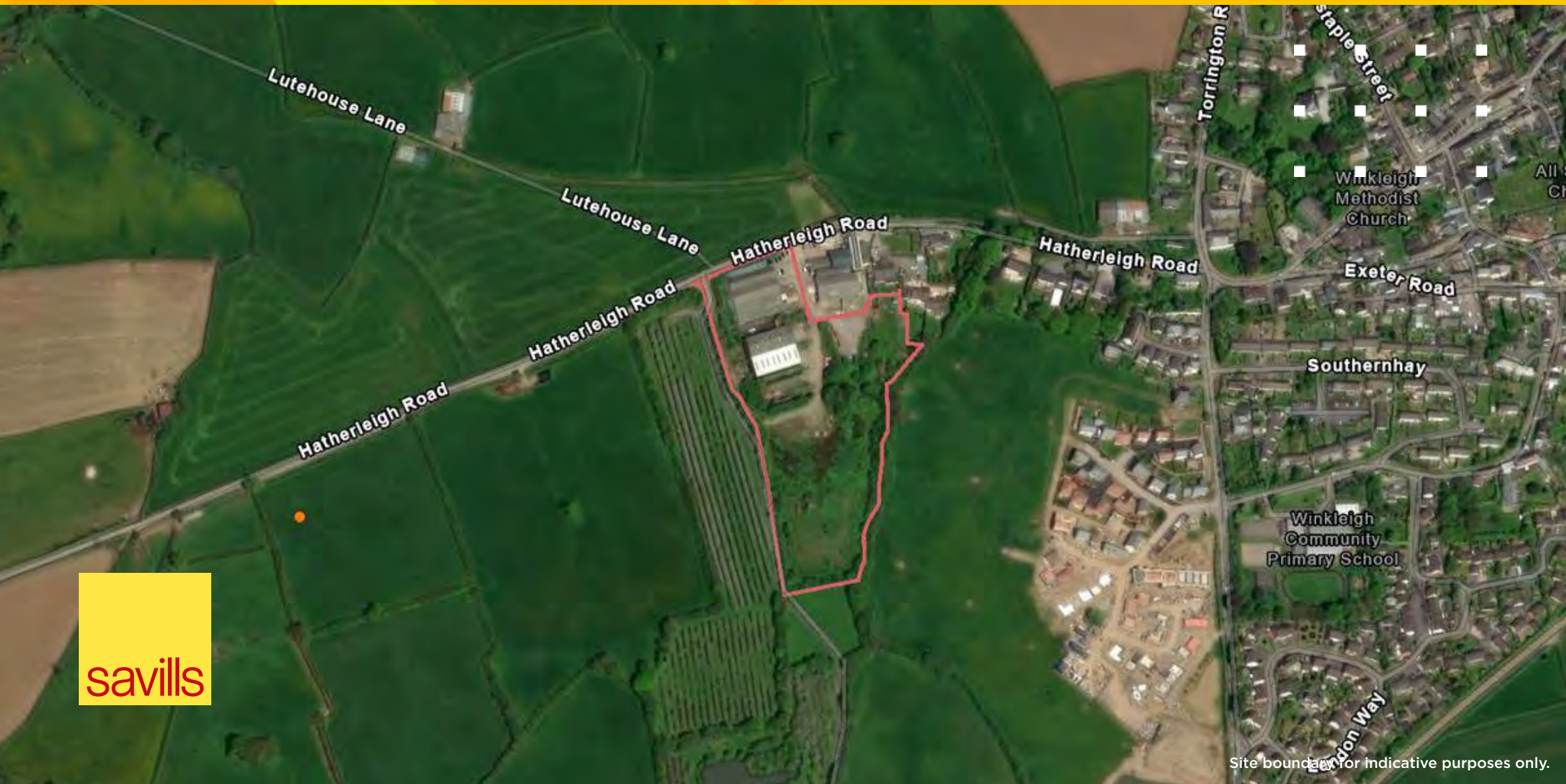


# Land at Western Barn

Hatherleigh Road, Winkleigh EX19 8AP

Residential brownfield development site with Reserved Matters planning permission for 70 dwellings



Site boundary for indicative purposes only.



View south across the site

## SITE SUMMARY

- Residential brownfield development site
- Reserved Matters planning permission for 70 dwellings pursuant to Outline permission 1/0346/2017/OUTM
- Planning reference 1/0613/2020REMM
- All S.106 costs paid
- All pre-commencement conditions discharged and a material start on site
- 6.32 acres (2.56 ha)
- Freehold interest

## WINKLEIGH

Winkleigh is a popular village in the Torridge District, located approximately 18 miles south of Barnstaple and 13 miles north of Okehampton, with Exeter 26 miles to the south east.

The closest local train station is located in the village of Eggesford 8 miles to the east, providing access to Barnstaple to the north and Exeter St Davids to the south. Exeter St Davids provides for a main line service to London Paddington, as well as Bristol and Taunton to the north and Truro and Penzance to the south.

Exeter Airport is located about 38 miles to the south west of Winkleigh and provides flights to a small range of national and international destinations.

## SITE LOCATION AND DESCRIPTION

The extent of the land for sale is edged red on the site plan and the gross site area is approximately 6.32 acres (2.56 hectares).

The site is located on the western edge of Winkleigh, with the site accessed off Hatherleigh Road directly to the north of the site. To the north and west and south of the site is open countryside, with commercial buildings and residential development to the east of the site.

The site currently comprises brownfield commercial buildings to the north of the site, with the southern part of the site consisting of scrub land.



## PLANNING

On 15th June 2022 Torridge District Council resolved to grant reserved matters planning permission (ref:1/0613/2020/REMM) for layout, appearance, landscaping and scale for construction of 70 dwellings pursuant to outline planning permission 1/0346/2017/OUTM.

An illustrative masterplan for the scheme is provided on the right.

## SCHEME

The scheme provides for 70 no. open market residential dwellings, consisting of 2 no. 1 bedroom apartments, 8 no. 2 bedroom coach house apartments, 15 no. 2 bedroom houses, 35 no. 3 bedroom houses, 3 no. 3 bedroom bungalows and 7 no. 4 bedroom dwellings.

The scheme provides for a total of 6,681 sq m / 71,910 sq ft NIA.

The scheme will also provide for a Local Area of Play (LAP) on the eastern boundary of the site and a Local Equipped Area for Play (LEAP) on the eastern boundary, as well as Public Open Space (POS) on the southern boundary. A SUDs filtration basin is to be provided to the south of the site.

## SECTION 106

The planning permission was subject to a Section 106 of the Town and Country Planning Act 1990.

The Agreement was to provide the following obligations:

Secondary Education - The sum of £26,647 to be used towards school transport costs to Chulmleigh College

Primary Education - a contribution towards Early Years education to ensure delivery of provision for 2-, 3- and 4- year olds = £17,500 (based on £250 per dwelling)

Highways - Traffic Calming works on Hatherleigh Road, which incorporates a street lighting system.

Open Space - the means of open space to be provided on-site and to include the provision of a LAP, a LEAP and on-site open space. The layout, design and delivery to be determined as part of a Reserved Matters application.

Relocation of the Business - a covenant to not occupy any dwelling until the Business has commenced operating from the new facility to be considered at the relocation site pursuant to relocation permission.

All monetary contributions required through the s.106 agreement have now been settled, with the business also relocated.

## SERVICES

The site benefits from its own substation. The site has existing water and sewage connections, with the service information provided in the technical pack.





View north west across the site



View of existing building to the north of the site

## TENURE & TITLE

The site is registered under title numbers DN514596, DN418146 and DN579523 and is owned freehold (title absolute).

The title registers and plans are provided as part of the technical pack and prospective purchasers are advised to make their own enquiries in relation to these titles.

## VAT

The sellers have opted to tax and as such, VAT will be payable on the sale price at the rate prevailing at the time.

## CIL

Torrige District Council is not a Community Infrastructure Levy (CIL) charging authority and therefore no CIL will be payable on this site.

## OFFERS & METHOD OF SALE

The Seller is seeking proposals from interested parties on an unconditional basis.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document, which forms part of the Technical Pack.

## VIEWING

The site can be viewed from Hatherleigh Road. Access to the wider site can be arranged, strictly by appointment with the sole selling agent, Savills.

## LOCAL AUTHORITY

The site falls within the jurisdiction of Torrige District Council.

Riverbank House  
Bideford  
EX39 2QG



## FURTHER INFORMATION

A Technical Pack is available, which includes:

- Location and site plans
- Land Registry title register and plan
- Site photographs
- Planning permission and supporting plans and documents
- Technical reports
- Basis for submission of offers

### IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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