

Residential Development Site

Luke's Farm, West Road, Sheepwash, Nr. Beaworthy, Devon EX21 5NF

For Sale



- Residential development site to the west of the village centre
- Currently a range of former poultry buildings and agricultural land
- Outline planning permission for 26no. dwellings
- Scheme comprises 20no. open market dwellings and 6no. affordable dwellings
- Site extends to approximately 3.51-acres (1.42-ha)
- For sale by informal tender
- Offers invited

Greenslade Taylor Hunt

Winchester House
Deane Gate Avenue
Taunton
Somerset TA1 2UH
(01823) 334466
www.gth.net



Location

The village of Sheepwash is located within the administrative area of Torridge District Council. It has a population of 242 (2011 Census). The village is approximately 300-yards to the north of the River Torridge.

The village has a range of services, including (but not limited to) a parish church (St. Laurence's Church) and two chapels, public house and hotel with fishing (The Half Moon Inn), community shop and post office, plumbing and heating engineer and a repairs and servicing garage. There is a primary school and pre-school group in Highhampton, which is approximately 1.7-miles to the south. Shebbear College, an independent school, which is approximately 3.8-miles to the north-west. The nearest medical centre is in Black Torrington (Blake House Surgery), which is approximately 1.8-miles to the west.

Sheepwash is approximately 1.6-miles to the north of the A3072 (via South Street). This road connects to Hatherleigh (approximately 4-miles to the east) and to the market town of Holsworthy (approximately 9.2-miles to the west). Holsworthy has a comprehensive range of ecclesiastical, educational, cultural, leisure and shopping facilities and amenities.

Communications

Road – The site has road frontage and access onto West Road (to the south). West Road leads to the village square, which has three further exit roads. South Street connects to the A3072 at Highhampton and travelling east the A386 from Hatherleigh to Okehampton. Okehampton provides access to the A30. This road offers a connection to Exeter and the M5 motorway (approximately 36-miles to the west).

Rail – Rail connection are available at Exeter St. Davids, which has mainline services to London Paddington and London Waterloo.

Air – Exeter International Airport (approximately 43.2-miles to the east) has scheduled and chartered flights to a range of national and international destinations.

Site

The site is located approximately 0.2-miles from the centre of Sheepwash.

It comprises of a range of former poultry buildings and agricultural land.

The site is bound by public highway (West Road) to the south and by agricultural land to the north, east and west.

It, in total, extends to approximately 3.51-acres (1.42-hectares).

The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Outline Planning Permission

Torridge District Council, on 26th October 2018, granted outline planning permission (application number: 1/0643/2017/OUTM). This is for the erection of 26no. dwellings, together with associated infrastructure works. The permission is subject to 16no. conditions.

All matters are reserved, with the exception of access.

Residential Development Scheme

The proposed residential development scheme comprises 26no. dwellings, of which 20no. are open market and 6no. are affordable dwellings.

The new access is from the highway to the south of the site off West Road.

The scheme includes formal play areas and community green space to the north.

The indicative residential development scheme shown on the site layout plan (drawing reference: 7509 10-003 Rev C) is overleaf.

Section 106 Agreement

The Section 106 Agreement, dates 13th September 2018, includes the following planning obligations: -

- **Affordable Housing** – 23% (or 6no. dwellings) of which 75% are social rented and 25% are intermediate. Not more than 62% of the open market dwellings are to be occupied until 67% of the affordable dwellings have been practically completed and are ready for occupation. Not more than 81% of the open market dwellings are to be occupied until the remaining 33% of the affordable dwellings have been practically completed and are ready for occupation;
- **Local Area of Play (LAP) and Open Space (OS)** – To be included within any reserved matters application. Not more than 50% of the dwellings are to be occupied until the LAP and OS are ready and available for use. Not to occupy the final dwelling until the LAP and OS have been transferred to a management company;
- **Education** - £6,500. Not more than 10% of the dwellings are to be occupied until 50% of the education contribution has been paid. Not more than 50% of the dwellings are to be occupied until the remaining 50% of the education contribution has been paid; and
- **Traffic Regulation Order (TRO)** - £5,000 per TRO plus associated works.

The Section 106 Agreement contributions, in total, are £11,500, excluding indexation.

Local Authority

Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG

T: (01237) 428700

E: planning@torridge.gov.uk

W: www.torridge.gov.uk

Tenure and Possession

The seller owns the freehold (title absolute) of the site being offered for sale. The title is unregistered.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

Offers invited.

Offers are invited on an unconditional basis or on a conditional basis (conditional on grant of reserved matters consent only). Our client's preference is for an unconditional sale with little or no overage.

Overage

The details of the overage provision are subject to further discussion.

Value Added Tax

The seller will not be opting to tax; therefore, VAT will not be payable in addition to the purchase price.

All interested parties should make their own enquiries of HMRC.

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Rights and Reservations

The seller will retain the rights and reservations as set out in the information pack.

Services

All mains services (with the exception of gas) are available nearby or on the site.

There is a BT superfast broadband cabinet directly opposite the entrance to the site and there is a conduit beneath the road to the site to enable connection in due course.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

The information pack is available, via the link, as set out below: -

<https://www.dropbox.com/sh/ktsul1pq1pqx69a/AACJG8kJBVRygAU4xH8Syc5ua?dl=0>

Viewings

All viewings are strictly by appointment. The enclosed covering letter sets out the viewing days.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of the site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

Directions

Sat Nav: EX21 5NF

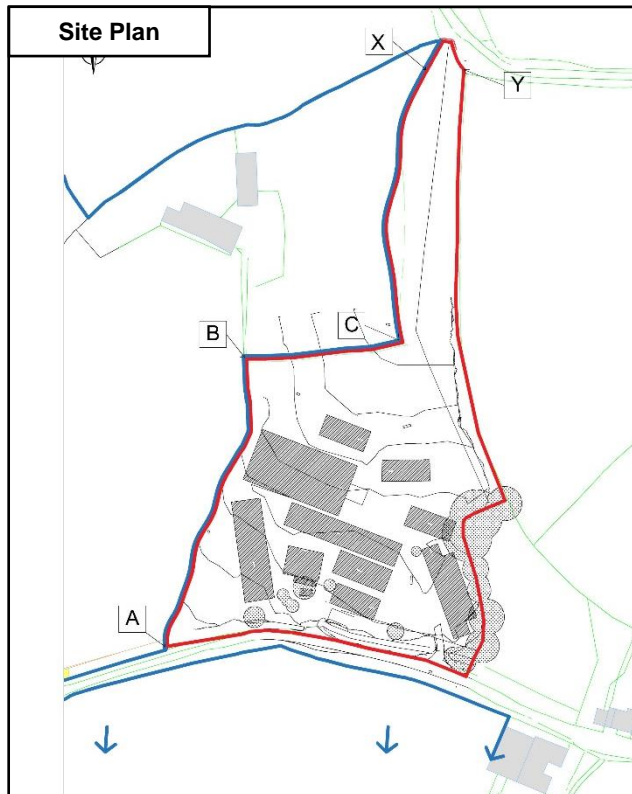
Approaching Hatherleigh from Okehampton, at the roundabout take the first exit onto the A3072 and head west towards Highampton/Holsworthy.

Continue on the A3072 for approximately 3.8-miles to Highampton. Take a right and head toward Sheepwash. Proceed for approximately 1.6-miles into Sheepwash. When in the village, turn left onto West Road and continue for approximately 0.2-miles. The site will be on the right-hand side adjacent to the Sheepwash sign.

New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 219950 and its email address is: sarah.hall@gth.net.





Note: - Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. Note: - Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

For further information please contact: -

Greenslade Taylor Hunt

Winchester House

Deane Gate Avenue, Taunton, Somerset TA1 2UH

(01823) 334466

www.gth.net

Mark Chugg

(01823) 219993

mark.chugg@gth.net

Jack Sellick

(01823) 334466

jack.sellick@gth.net

Important Notice

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs 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 Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Your Ref:
Our Ref: MCC/mjc
Date: Date as postmark

Taunton Office: Development Land & Planning
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH

**RESIDENTIAL DEVELOPMENT SITE
LAND AT LUKE'S FARM, WEST ROAD, SHEEPWASH, NR. BEAWORTHY, DEVON EX21 5NF**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr R C A M Trace. It is instructed to market and sell the land at Luke's Farm (the site), as described above.

Please find enclosed for your attention the sales brochure for the site.

Site

The site is located approximately 0.2-miles from the centre of Sheepwash.

It comprises of a range of former poultry buildings and agricultural land.

The site is bound by public highway (West Road) to the south and by agricultural land to the north, east and west.

It, in total, extends to approximately 3.51-acres (1.42-hectares).

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Guide Price

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Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 1st November 2019**.

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Luke's Farm, Sheepwash – Job No. 137**', but do not mark it with your Company's logo. Our Taunton office address is: Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is mark.chugg@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document, supporting documentation and CD (with electronic versions of the documents) in triplicate.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack is available, via the link, as set out below:-

<https://www.dropbox.com/sh/ktsul1pq1pqx69a/AACJG8kJBVRygAU4xH8Syc5ua?dl=0>

Appointment to View

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will be between 12:00 noon and 2:00pm on the days as set out below:-

- Tuesday, 17th September 2019;
- Tuesday, 1st October 2019;
- Tuesday, 8th October 2019; and
- Tuesday, 22nd October 2019.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of the site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the site or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on (01823) 334466 or by email mark.chugg@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. Taylor', with a horizontal line extending to the right.

Greenslade Taylor Hunt

Enc Sales brochure