

Commercial/Potential Residential Development Opportunity

Land at Scotts - Woodland Close, Bampton, Devon EX16 9FD

For Sale



- Accessible edge of town location
- Extant consent for commercial use
- For sale by informal tender
- Situated adjacent to existing residential and commercial development
- Potential future residential consent
- Guide Prices - Lot 1 Excess £50,000
- Lot 2 £ 5,000

Greenslade Taylor Hunt

5 Fore Street, Tiverton

Devon, EX16 6LN

(01884) 243000www.gth.net



Location

Bampton is a popular and well serviced small town situated within Mid Devon. It affords a good level of local amenities including primary health care and schooling, together with a varied range of day to day retail facilities and a number of public houses and restaurants.

The larger town of Tiverton lies about 8 miles to the south and provides a comprehensive range of educational, commercial and recreational facilities as well as providing access eastwards via the A361 (T) to the M5 (J27) and with mainline rail connections available adjacent to this junction at Tiverton Parkway.

The Property

The property forms part of Scotts; a former quarry site situated on the edge of Bampton and now substantially redeveloped for mixed residential and commercial use. It is available either as a whole or in two lots, as follows:-

Lot 1

This is a level site situated adjacent to, and accessed from the tarmac road known as Scotts. It also has secondary frontage to the B3227 which adjoins the southern most boundary. The site extends in total to about **0.10 ha's**, as edged in red on the identification plan.

Lot 2

This is an irregular *horse shoe* shaped area of lightly wooded bank situated adjacent to the current Fortbury Homes development site. It enjoys frontage to the B3227. The area extends in total to about **0.21 ha's**, as hatched red on the identification plan.

Planning

Lot 1 has extent planning consent (ref no: 02/01040/OUT and 05/01815/ARM) for the construction of a single commercial building containing four units known as D, E, F and G. In total, the units provide a gross internal area of 228 sq.m. Their

design and construction will be similar to those of the adjoining commercial units, which lie to the east.

Pre Application Enquiry

In April 2018, Greenslade Taylor Hunt submitted a pre-application enquiry to Mid Devon District Council. This was in order to investigate the potential for residential development on the site.

Pre application feedback was received on the 22nd of August 2018. A copy of the pre-application enquiry submission and feedback are contained within the information pack, although it should be noted that paragraph 3 of the response states:-

'the site has extant permission for commercial use. However the wider site is in a mixed use for both commercial and residential uses. The LPA are of the opinion that residential development in this location would be acceptable, subject to the requirements of policy DM20 of the Local Plan part 3 (Development Management Policies), being met'.

All interested parties should make their own enquiries with Mid Devon District Council in relation to the planning policy.

Covenant

The property has a restrictive covenant in favour of Devonshire Homes, restricting the use of the land to commercial development only. Informal discussions with Devonshire Homes have indicated they are prepared to waive this covenant, subject to a financial settlement.

Local Authority

Mid Devon District Council
Phoenix House, Phoenix Lane,
Tiverton, Devon
EX16 6PP
T: (01884) 255255
E: planning.middevon.gov.uk
W: www.middevon.gov.uk

Tenure and Possession

Title to the property is registered with Land Registry under Title Number: DN 681 842.

Vacant possession will be available upon completion of the purchase.

Method of Sale

The property will be offered for sale by informal tender.

The enclosed covering letter sets out the tender date, terms and conditions and information required to accompany the submitted tender bids.

Guide Price

The Guide Prices in respect of each lot are:

Lot 1 - Excess £50,000

Lot 2 - £ 5,000

Offers are invited on an unconditional basis.

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.

The further rights and reservations are set out in the information pack.

Services

We understand that mains water, drainage and electricity are situated in close proximity to the property.

All interested parties should make their own enquiries of the relevant statutory utility providers.

Viewing

All viewing are strictly by appointment only.

Directions

From Junction 27 of the M5, proceed westerly on the A361 (T) towards Tiverton and South Molton. At the end of the dual carriageway section at Bolham, take the third exit on the A396 and signed to Bampton and Dulverton. After about 5 miles and at the Exeter Inn, bear right onto the B3227 and proceed to Bampton. After about 1 mile, Scotts will be found as the first main entrance on the left hand side. On entering the development, bear left and Lot 1 will be found on the left hand side, immediately before the Fortbury Homes development site.





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For further information please contact: -

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- 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.
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- 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 mak-