

# POTENTIAL DEVELOPMENT OPPORTUNITY SWAN PARK DAWLISH, EX7 0NR



- Three existing derelict attached cottages
- Site extends to approximately 0.22 ha / 0.56 acres
- Subject to planning offers invited - Guide Price £400,000

*View from the site overlooking the existing cottages and facing east*



## THE SITE – EX7 ONR

Currently occupied by a terrace of three derelict cottages, this potential redevelopment site extends to c. 0.22 ha / 0.56 acres and is positioned on the north-eastern side of the recently constructed residential development 'Swan Park', built by Persimmon Homes. This site will be sold with the benefit of all necessary rights for both pedestrian and vehicular access through the existing Swan Park development and also rights for connections to be made from the site to existing utilities located close to the site boundary in Swan Park.

The site borders an established residential development and is set within the Built Up Area Boundary of Dawlish. As such, given the previous use of the site for three residential cottages, the Agents are of the opinion that there are excellent prospects for either the refurbishment/remodelling of the existing dwellings or perhaps a more comprehensive redevelopment of the site for a number of new build dwellings, subject to all requisite consents being approved. Two alternative indicative layouts for the site have been produced and are shown below.

## DAWLISH

This popular coastal town offers a variety of amenities including good shopping facilities with a Sainsbury's supermarket on the north eastern fringe, primary and secondary schools, churches and public library. The local beaches are also a major attraction including those at nearby Dawlish Warren. There is a leisure centre with active local football, hockey and cricket clubs and activities in the area include bowls, tennis and walking. Fishing and sailing are available on both the Exe and the Teign Estuaries and there are golf clubs at both Teignmouth and Dawlish Warren.

Dawlish is located on the main London to Penzance railway line, the Cathedral City of Exeter is located approximately 12 miles to the north via the A379 which offers a comprehensive range of services and facilities together with the M5 & A30 connections and Exeter International Airport.

## METHOD OF SALE

The freehold site is being offered for sale by private treaty with conditional (subject to planning) offers invited from a Guide Price of £400,000. Please note that VAT will be charged on the sale price.

## SERVICES

The site will be sold with all necessary rights from Persimmon Homes Ltd for a purchaser to make connections to relevant mains utility services which exist in Swan Park (inc. gas and fibre).

## VIEWING

**Strictly by appointment only** – please contact KLP to arrange a viewing.

## PLANNING

There is currently no planning approvals applicable to the site.

## AGENTS NOTES

Interested parties should note that the site has a blanket TPO order. However, many of the trees are in poor condition and/or could in the Agents opinion be replaced with alternative planting as part of a comprehensive redevelopment of the site. Please contact the Agents to further discuss.

## CONTACT



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**Ref: 1001/AM**

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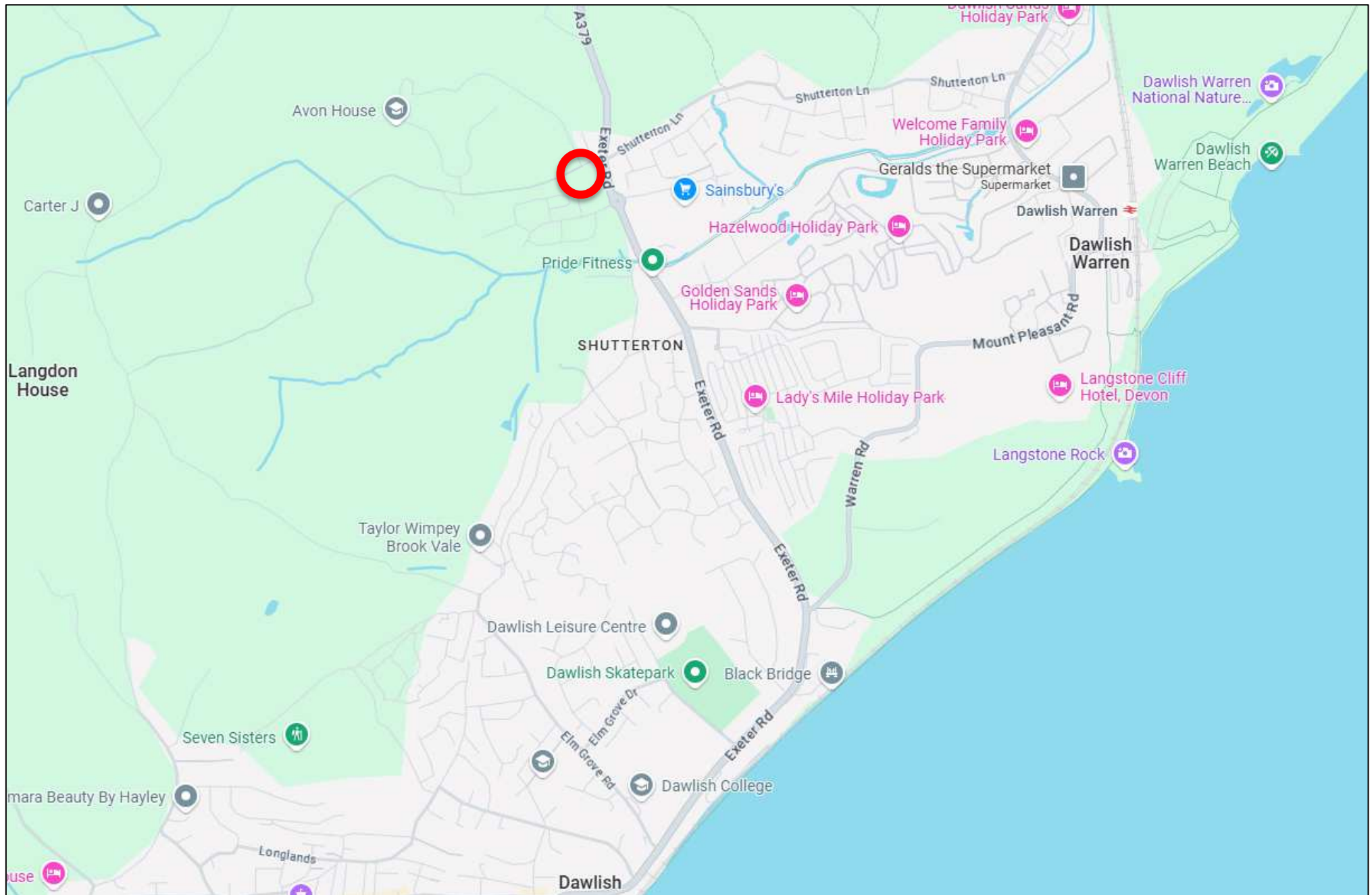
## Aerial View of site (outlined in red)

*(Please note this is a historic image as the development to the south (Swan Park) is now largely complete)*





Location Plan showing the approximate site location circled in red



## Grebe Row Cottages, Dawlish

Housetype	No's	Sq.ft	Sq.m	Storeys	Bedrooms	Total Sq.Ft
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### Open Market

Galloway	3	947	88	2	3	2,841
Existing Cottages	3	1060	78	2	3	3,180
Market sub-total	6					6,021

Total Dwellings	6					Total sq.ft 6,021
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Gross Site Area	0.56 acres	0.23 ha
Net Site Area	0.36 acres	0.15 ha
Density (Based on Net Area)	16.6 no. / acre	41.1 no. / ha
Coverage (Based on Net Area)	16,671 sq.ft. / acre	

Indicative layout plan (not to scale) showing a potential new layout involving the retention and refurbishment of the existing cottages





## Grebe Row Cottages, Dawlish

Housetype	No's	Sq.ft	Sq.m	Storeys	Bedrooms	Total Sq.Ft
<b>Open Market</b>						
Epping	4	717	67	2.5	3	2,868
Barndale	1	1060	98	2	3	1,060
Galloway + DT	2	1114	103	2	4	2,228
Market sub-total	7					6,156

<b>Total Dwellings</b>	<b>7</b>			<b>Total sq.ft</b>	<b>6,156</b>
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Gross Site Area	0.56 acres	0.23 ha
Net Site Area	0.39 acres	0.16 ha
Density (Based on Net Area)	18.1 no. / acre	44.7 no. / ha
Coverage (Based on Net Area)	15,917 sq.ft. / acre	

Indicative layout plan (not to scale) showing a potential new layout involving the demolition of the existing cottages





View over part of the site facing south west  
Inset image shows proposed access point from Swan Park development.





