

# DEVELOPMENT SITE FOR FOUR DETACHED DWELLINGS, DOLTON, Nr. WINKLEIGH

- Outline planning consent ref. 1/0641/2017/OUT
- Edge of village location
- Site extends to c. 0.30 ha / 0.73 acres
- Offered for sale by private treaty

## THE SITE – EX19 8QU

This development opportunity is set within the attractive village of Dolton and currently comprises an existing detached bungalow 'Wistaria', along with a relatively level field positioned adjacent and to the south of the property. The site in total extends to c. 0.30 ha / 0.73 acres. Outline planning consent has been approved in September 2017 allowing for the demolition of the existing property and construction of four new detached dwellings. Although the detail, design and scale of the new properties are matters for future determination, the indicative plans indicate the properties to have gross internal floor areas extending between c. 1158sqft and c. 1657sqft. A new access road is proposed to be formed off West Lane to serve the proposed development.

Interested parties may also wish to give consideration to alternative proposals for the site, such as the retention/enlargement/replacement of the existing property for use with the existing paddock (subject to all requisite consents).

## DOLTON

Dolton village is situated 16 miles to the south of Barnstaple and 15 miles to the north of Okehampton (and the A30). The village is set between other neighbouring villages of Beaford, Winkleigh and Merton. The village is well served by facilities, with a local shop, two public houses, a village hall and a C of E primary school. There is a daily bus service between the village and both Barnstaple and Exeter.

## METHOD OF SALE

The freehold site is offered for sale by private treaty – interested parties are invited to propose offers to the Agents for consideration.

## SERVICES

The approved planning application suggests that foul drainage is proposed to be dealt with via connection to a SWW drain, surface water via soakaways. Interested parties are invited to make investigations with the relevant utility companies as to the availability and capacity of all required services before making an offer.

## VIEWING

Please contact Alex Munday at KLP to arrange a viewing.

## PLANNING

Torrige District Council approved planning application ref. 1/0641/2017/OUT on the 8<sup>th</sup> September 2017 allowing for the demolition of the existing property 'Wistaria' and the erection of four new dwellings (all matters reserved except for access). Copies of the planning consent, plans and other relevant documents are available to download from our website here: [www.klp.land/land/259](http://www.klp.land/land/259) or can be emailed upon request.

## S106 & CIL

The Agents are advised that there are no S106 or CIL payments required as part of the approved consent.

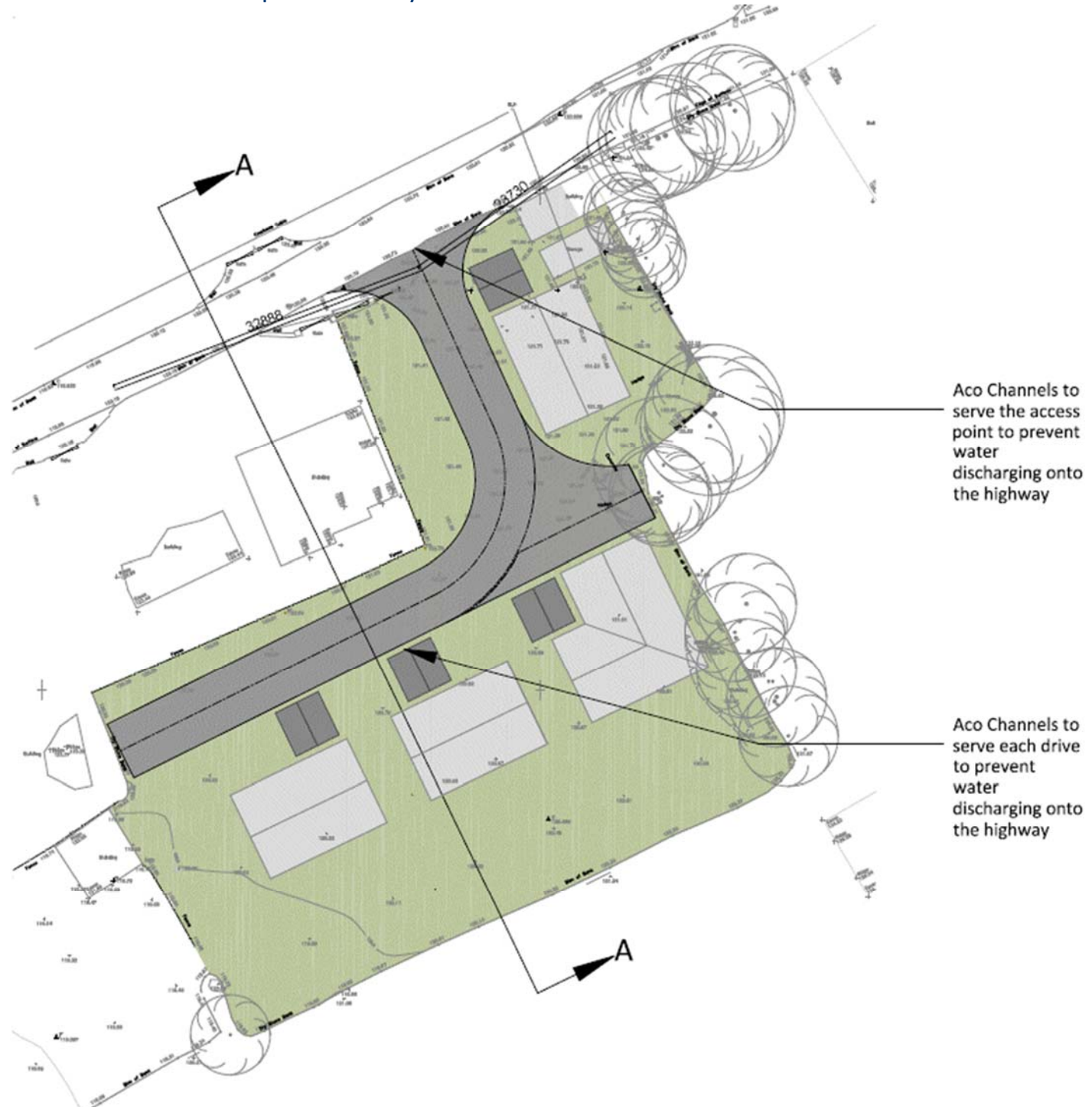
## CONTACT



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**Ref: 259/AM/R1**

Proposed site layout – indicative and not to scale



Aerial view of site offered for sale outlined in red  
(other land under ownership of the vendor and which may be available by separate negotiation is shown in blue)



(Clockwise from top left) plan showing location of Dolton, the existing property 'Wistaria', view over part of the site facing south east, view over part of the site facing south west.



*Aerial view showing the site outlined*

