

DEVELOPMENT SITE FOR 5 DWELLINGS, LAND WEST OF GLOYN PARK, CHILSWORTHY

- Outline Planning Permission (1/0832/2018/OUT) for up to 5 new dwellings
- Site extends to c. 0.47 ha / 1.16 acres
- Additional adjoining land available by separate negotiation
- Offers invited in the region of £395,000

View across part of the site from south eastern corner facing north west

THE SITE – EX22 7BD

This residential development site, which extends to c. 0.47 ha / 1.16 acres (total field extends to c. 1.25 acres) is situated to the west of Gloyn Park in Chilsworthy and offers outline planning approval for the construction of up to 5 new dwellings. Although the planning approval reserves all matters for future consideration other than access, the indicative site plan accompanying the application proposes three and four bedroom detached houses with garages and gross internal floor areas of c. 140sqm – 160sqm. Currently comprised of agricultural land, the site is generally level and has established hedgerow boundaries. Access is proposed from the public highway via a current private road which serves seven existing dwellings and garages (garages to be demolished by buyer as part of the proposed development).

Interested parties may note that the vendor owns additional land directly to the west of the site, comprising an additional agricultural field of c. 1.31 ha/ 3.4 acres. This may potentially be available to purchasers of the site by separate negotiation – please contact the Agents for further information in this regard.

CHILSWORTHY

Chilsworthy is a small village situated in the heart of the wonderful rural West Devon countryside and not far from the Cornish border. It is located approximately 2 miles to the north of the old market town of Holsworthy and only circa 9 miles to the west is the coastal town of Bude. Okehampton is approximately 20 miles to the south east with access to the A30 to Exeter (c. 44 miles from the village).

METHOD OF SALE

Offers are invited for this freehold site in the region of £395,000.

VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the site.

PLANNING

Outline planning application ref. 1/0832/2018/OUT was approved by Torridge District Council on the 19th October 2018 granting consent for the “Construction of up to 5 dwellings and associated works”. There is a S106 contribution associated with the above consent requiring a payment of £7,009 towards local Education provision. There are no affordable housing contributions sought as part of the planning approval. Copies of the various plans and planning permissions are held on file by the agents and are available by email upon request or via our website for registered applicants.

Interested parties should note that the vendor has agreed in principle an easement with a neighbouring third party land owner for the necessary rights to access and lay services from the public highway onto the site and to demolish existing garages. The replacement parking required (by planning condition no. 9) in lieu of the demolished garages has been agreed (by the planning authority and land owner) to be positioned in the approximate position of the garages, rather than on the proposed development site.

DIRECTIONS

In Holsworthy take ‘Trewyn Road’ (opposite the petrol station on A3072, signed for Chilsworthy and Bradworthy) heading north. Follow this road into Chilsworthy and continue through the village, passing a left turn into ‘The Willows’. Just before reaching the far edge of the village, Gloyn Park will be seen on the left hand site – the entrance to the site is located via an existing vehicular entrance leading to a parking area and garages currently serving houses in Gloyn Park.

CONTACT



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Indicative site layout plan (not to scale)

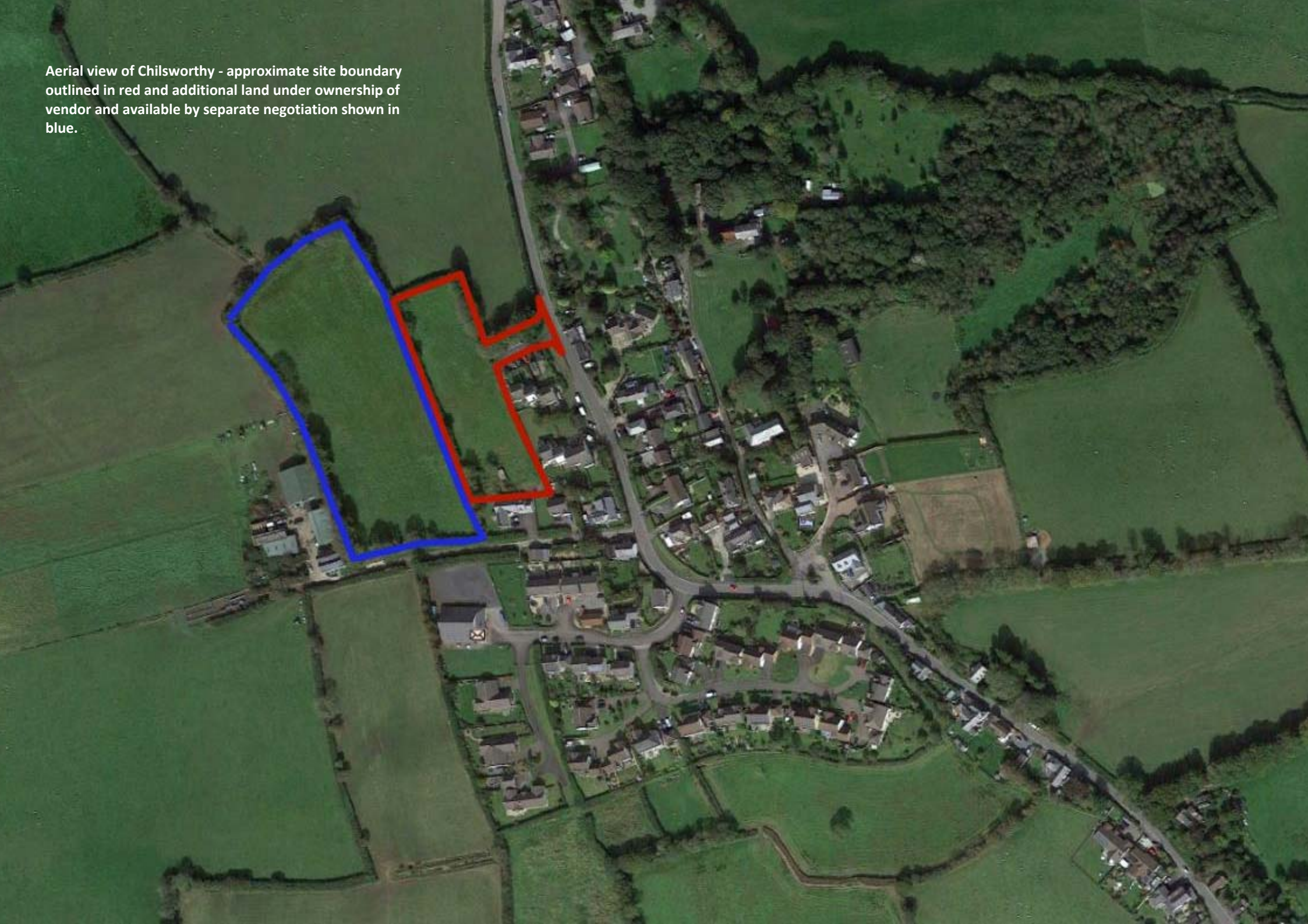


Site location plan (not to scale)



LOCATION PLAN

Aerial view of Chilsworthy - approximate site boundary outlined in red and additional land under ownership of vendor and available by separate negotiation shown in blue.





Photos (clockwise from top left) showing: View from north west-east corner of site facing south-east, View showing proposed entrance to site, View of adjacent land (available by separate negotiation) facing north-west, View of garages in current private access which are to be demolished.



Photos (top) showing: View over the site from the south-east corner facing north west and (bottom) view over the adjacent land (available by separate negotiation).