

DEVELOPMENT SITE FOR 25 DWELLINGS

ALLER ROAD, DOLTON, DEVON



- Reserved Matters approval for 25 dwellings (1/0939/2023/REMM)
- Initial access road installed and under S.38 awaiting adoption
- Approximately 1.55 ha / 3.83 acres
- **FOR SALE BY PRIVATE TREATY**

Aerial view of the site looking east (approx. site boundary highlighted in white)

THE SITE – EX19 8QY

KLP are delighted to offer for sale this greenfield development site situated on the eastern edge of Dolton, bounded by existing residential development to the north and west, by Aller Road to the south and agricultural land to the east. Outline planning permission was approved by Torridge District Council in October 2020 (ref: 1/0701/2018/OUTM) for the development of up to 34 houses and associated engineering works. A reserved matters application under reference 1/0939/2023/REMM, for the development of 25 dwellings (8 affordable, 17 open market), was subsequently approved on 16th September 2024.

The site rises from south to north in a gentle slope (from the north-west corner there is a c. 13m level change to the south-eastern corner on Aller Road) and the land extends to a total of c. 1.55ha / 3.83 acres.

The existing residential properties to the west of the site are comprised of bungalows which stretch along Aller Road, whilst those to the north are a mix of bungalows off Barfield Close, and houses towards the east of the northern boundary, off Orchard Gate.

Of note to interested parties is the fact that the proposed access to the site off Barfield Close and provision of parking spaces at the entrance (for nearby existing residents) has been completed by the vendors at their cost and is currently under maintenance, awaiting s.38 adoption.

METHOD OF SALE & VAT

The site is offered for sale by Private Treaty with offers invited. Please contact the Agents to discuss further. The Agents are advised that VAT **will** be charged on the sale.



DOLTON

Dolton is a thriving village with a vibrant community. The village has a school, 2 Public Houses, a Village Hall and recently updated recreation ground/ play area. Dolton is also served by a Village Shop and Butchers. Access through Dolton on the B3217/ Rectory Road takes you through the centre of the Village. From Rectory Road, in a southern direction the site can be accessed from Barfield Road, then into Barfield Close.

- Affordable
- 2 Bed
- 3 Bed
- 4 Bed

Mix - Total 25 Units

8 Affordables
17 Open Markets

Affordables

2 x 1 bed 51m² / 58m²
2 x 2 Bed 79m²
1 x 2 Bed 82m²
2 x 3 Bed - 93m²
1 x 4 Bed - 105m²

Open Market

3 no. 2 bed units
8 no. 3 bed units
6 no. 4 bed units

Issues



PLANNING

Outline planning permission was approved by Torridge District Council on 2nd October 2020 for the development of up to 34 houses and associated engineering works (all matters reserved except for access) under application ref. 1/0701/2018/OUTM. The associated S106 agreement details items such as 30% affordable housing requirement and various contributions towards education, off-site public open space, etc. A summary of these is shown opposite. A reserved matters application under reference 1/0939/2023/REMM for appearance, landscaping, layout and scale for 25 dwellings pursuant to outline planning permission 1/0701/2018/OUTM and associated engineering works was approved on 16th September 2024.

AERIAL VIDEO

An aerial video showing the site and surrounds is available via the KLP website.

PLANNING & TECHNICAL INFORMATION

A planning and technical information pack is available upon request from the agents. Interested parties should make and rely upon their own enquiries of Torridge District Council and the relevant services/utilities providers.

VIEWING

In the first instance please contact the agents on 01392 879300.

ADDITIONAL DEVELOPMENT

Interested parties may wish to note the potential for further development of nearby land – please contact the Agents to discuss.

S106 SUMMARY

S106 Item Description	Contribution Amount
Affordable Housing	30%
On-site LEAP	0.045ha
Early Years Education	£250 pqd
Secondary Education	£3288.14 pqd
Secondary Education Transport	£474.44
Off Site Open Space Contribution	£9,271.45
Off site Open Space Maintenance Contribution	£2,001.54
Parks and Recreation Contribution	£77,749.31
Parks and Recreation Maintenance Contribution	£9,934.63

PLEASE NOTE – Contributions are Index Linked (BCIS). These figures are purely a summary and all parties should study the S106 document and rely upon their own investigations.

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Aerial view of the site (approx. boundary highlighted)



Aerial view of the site looking south west (approx. boundary highlighted)