

DEVELOPMENT OPPORTUNITY



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DEVELOPMENT LAND SPECIALISTS

DEVELOPMENT SITE FOR 21 DWELLINGS MARY TAVY, TAVISTOCK, PL19 9PB



View across site looking west from entrance

- **Planning Permissions (Ref. 0853/07 & 0586/12)**
- **19 Open Market Houses & 2 Affordable Dwellings**
 - **Sought-after Moorland Village**

Guide Price £550,000

Ref: 78/PT

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

THE SITE – PL19 9PB

Kitchener Land and Planning are pleased to offer this residential development site to the market. It is the site of the former Blackdown Garage which closed in 2005, and the land to the north adjoining the property known as Grace and Favour. It is situated in the sought-after Moorland village of Mary Tavy on the western edge of Dartmoor and benefits from two planning permissions, Ref. 0853/07 which relates to the former Blackdown Garage site and is for 19 dwellings, this includes 2 affordable rented dwellings, and Ref. 0586/12 which is for the erection of a pair of semi-detached dwellings on the land adjoining the property known as Grace and Favour to the north of the garage.

The main site is relatively rectangular in shape and fairly level and together with the adjoining parcel of land extends to approximately 1.43 acres (0.58 ha) in total. The main part of the site (1.31 acres) consists of the old garage forecourt adjoining the road and the rear part of the site being overgrown and scrub land. We are informed that there are some old fuel tanks still on site, and due to historic mine workings in the area, we are informed that there are old shafts on adjoining land and spoil on the site which will require removal. The vendor also informs us that there is Japanese Knotweed on part of the rear of the site which has been and is being treated by Complete Weed Control (invoices available for inspection).

MARY TAVY

The site occupies a prominent position on the east side of the A386, in the village of Mary Tavy that lies on the western edge of Dartmoor approximately 4 miles north east of Tavistock, and approximately 8 miles south of the A30 at Sourton which provides a swift link to Cornwall to the west and Exeter and the M5 to the east. The A386 also offers good transport links to Tavistock and Plymouth to the south.

PLANNING

Dartmoor National Park Authority granted planning permission (Ref.0853/07) for residential development of 19 dwellings and associated works at Blackdown Garage, Mary Tavy on 14th May 2015. They also granted outline planning permission (Ref.0586/12) for the erection of one pair of semi-detached dwellings and associated works on land to the north of Blackdown Garage and adjacent to Grace and Favour, Mary Tavy on 7th May 2015.

There are two S106 agreements associated with these planning permissions, the first one relating to permission 0853/07 requires the provision of two affordable intermediate dwellings (plots 3 and 5), maintenance of the open space and common parts of the site, agreed phasing of the development, a contribution towards off-site highway improvements in the vicinity of the site in the sum of £58,000 and an agreement regarding delay and viability for a commuted sum if the development is not substantially completed within 3 years. The second S106 agreement relates to permission 0586/12 and an agreement regarding delay and viability for a commuted sum if this development is not substantially completed within 3 years.

Copies of the plans, planning permissions and S106 agreements are held on file by the vendor's sole agents and are available upon request.

METHOD OF SALE

The freehold of the site is offered for sale by private treaty from a guide price of £550,000.

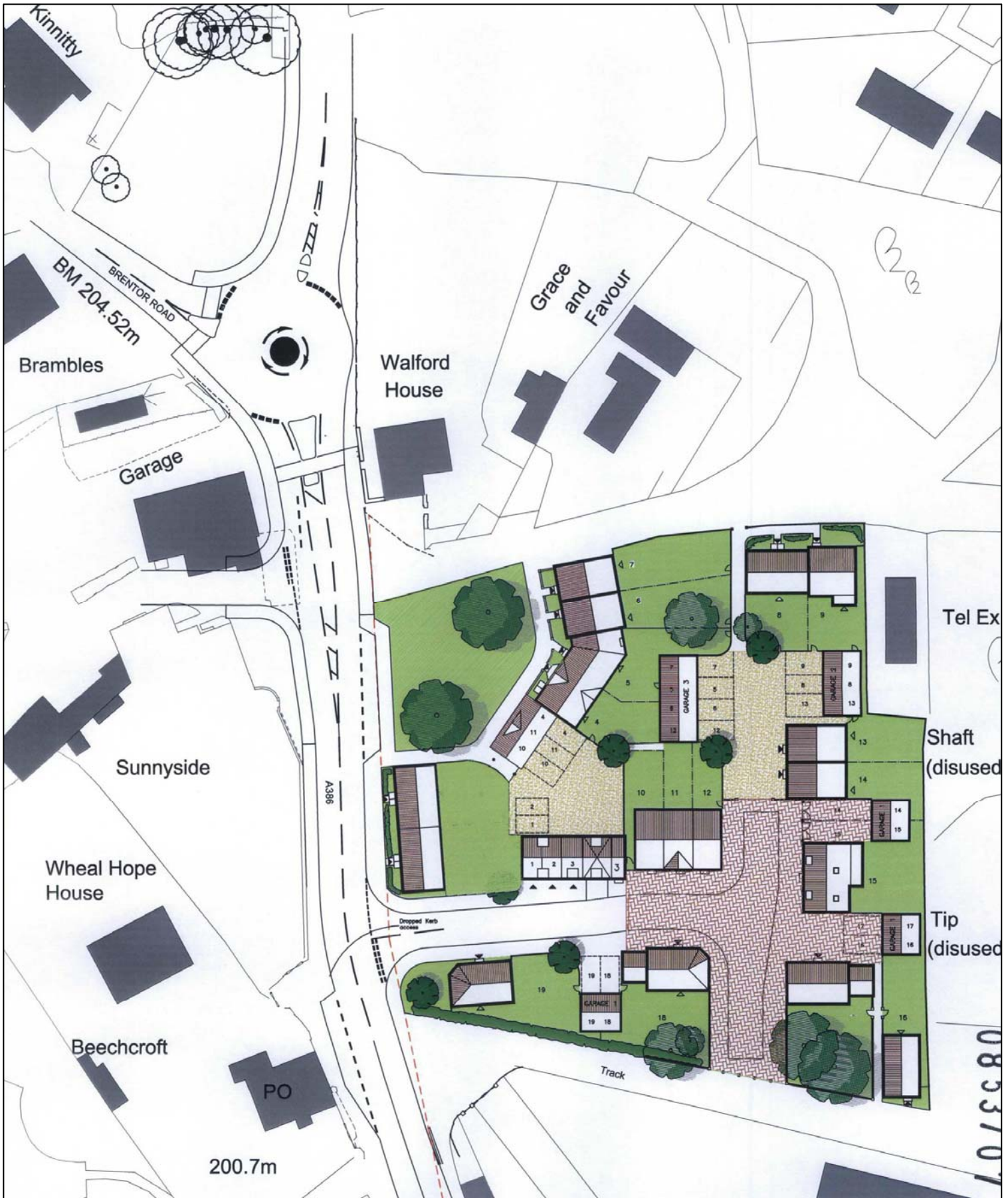
SERVICES

Interested parties should make and rely upon their own enquiries from the relevant service providers.

VIEWING

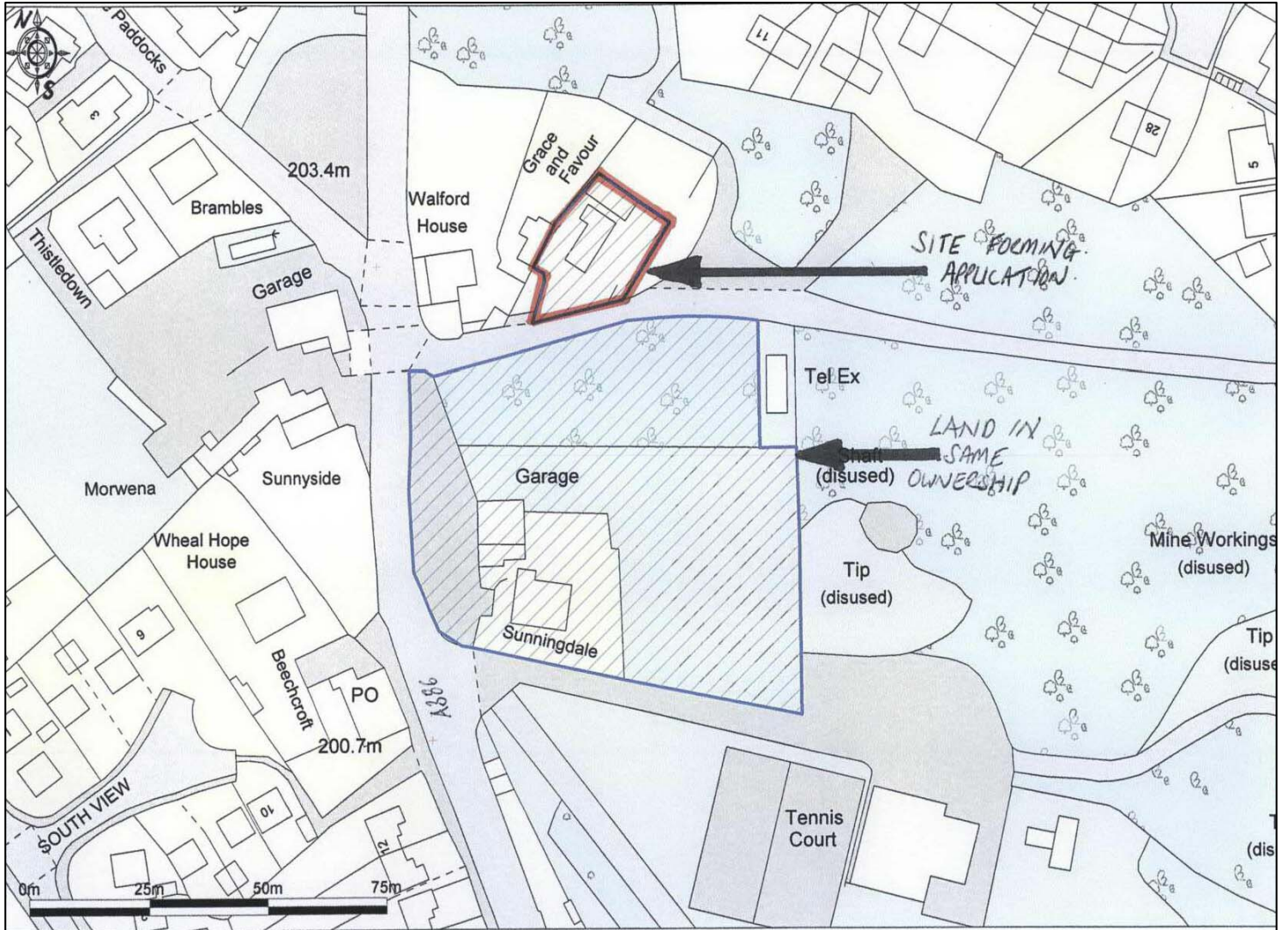
On site at any reasonable time, please contact Philip Taverner on 01392 879300 to discuss.

Proposed site plan for garage site (not to scale)



Site location plan showing the two parcels of land (not to scale)

In red is the site for 2 dwellings & in blue is the former garage site for 19 dwellings



Proposed Street Scene (not to scale)



Site Photographs

View of Site frontage along A386



View along the access track to the south of the garage site



View of access lane between garage site and Grace and Favour with Tel. Exchange building on left (looking west)



Village Post Office & Stores

