

# DEVELOPMENT SITE FOR 22 DWELLINGS PLUS 2 CUSTOM SELF-BUILD PLOTS BOVEY TRACEY, TQ13 9DY



- Detailed Planning Permission
- Approximately 1.70 ha (4.20 acres)
- Confidentially Available
- Offers invited by 31<sup>st</sup> August 2022

Google Aerial Image with approx. site boundary highlighted in white



## LAND NORTH OF INDIO HOUSE, BOVEY TRACEY, TQ13 9DY

A fantastic opportunity to acquire an exclusive site with detailed planning permission in this highly sought-after moorland town. The initial outline permission was for up to 30 dwellings and the subsequent reserved matters permission is for 22 dwellings with an area specified within the approved layout plan for an additional two custom self-build plots.

Detailed Planning for 22 dwellings  
15 x Open Market (c. 24,104sqft), 7 x Affordable (c. 5,813sqft)  
plus 2 x Custom Self-Build plots.

The site will be accessed from Newton Road through the grand pillared entrance driveway for Indio House

### PLANNING & TECHNICAL PACK LINK

[https://www.dropbox.com/sh/x30au2m02ixzqap/AACV0B35fA\\_QHt388qi79Dz8a?dl=0](https://www.dropbox.com/sh/x30au2m02ixzqap/AACV0B35fA_QHt388qi79Dz8a?dl=0)

### PLANNING

Outline planning permission (Ref.17/02118/MAJ) was approved via appeal (Ref.APP/P1133/W/18/3207470) on 4<sup>th</sup> December 2018 for up to 30 dwellings and associated works (means of access to be determined only).

Reserved matters permission (Ref.20/00647/MAJ) for appearance, scale, landscaping and layout for 22 dwellings (plus 2 x custom build plots) was approved via appeal (Ref.APP/P1133/W/21/3283046) on 15<sup>th</sup> June 2022.

Planning applications to discharge pre-commencement planning conditions have been submitted to the Council with the following References Ref.17/02118/COND1 & 17/02118/COND2.

## SERVICES

Details included within the planning & technical pack, however, interested parties should make and rely upon their own enquiries of the relevant services providers.

### METHOD OF SALE

Offers are invited by Wednesday 31<sup>st</sup> August.

**PLEASE NOTE:** There is an overage to the landowner of 23% of the sales values exceeding £320/sqft GIFA (excl garages) on the open market properties payable on the sale of the last house.

Our client's preference would be to sell the SPV rather than the land if possible. There are deferred payments for the land of £500k 18 months after completion of the land purchase & a further £500k 30 months after completion of the land purchase. We are informed that the SPV is clean as it has no transactions in it at all.

### VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Phil Taverner at KLP to arrange a viewing on 07866 522910.

**CONTACT:** Philip Taverner

**REF:** 799/PT/R1



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

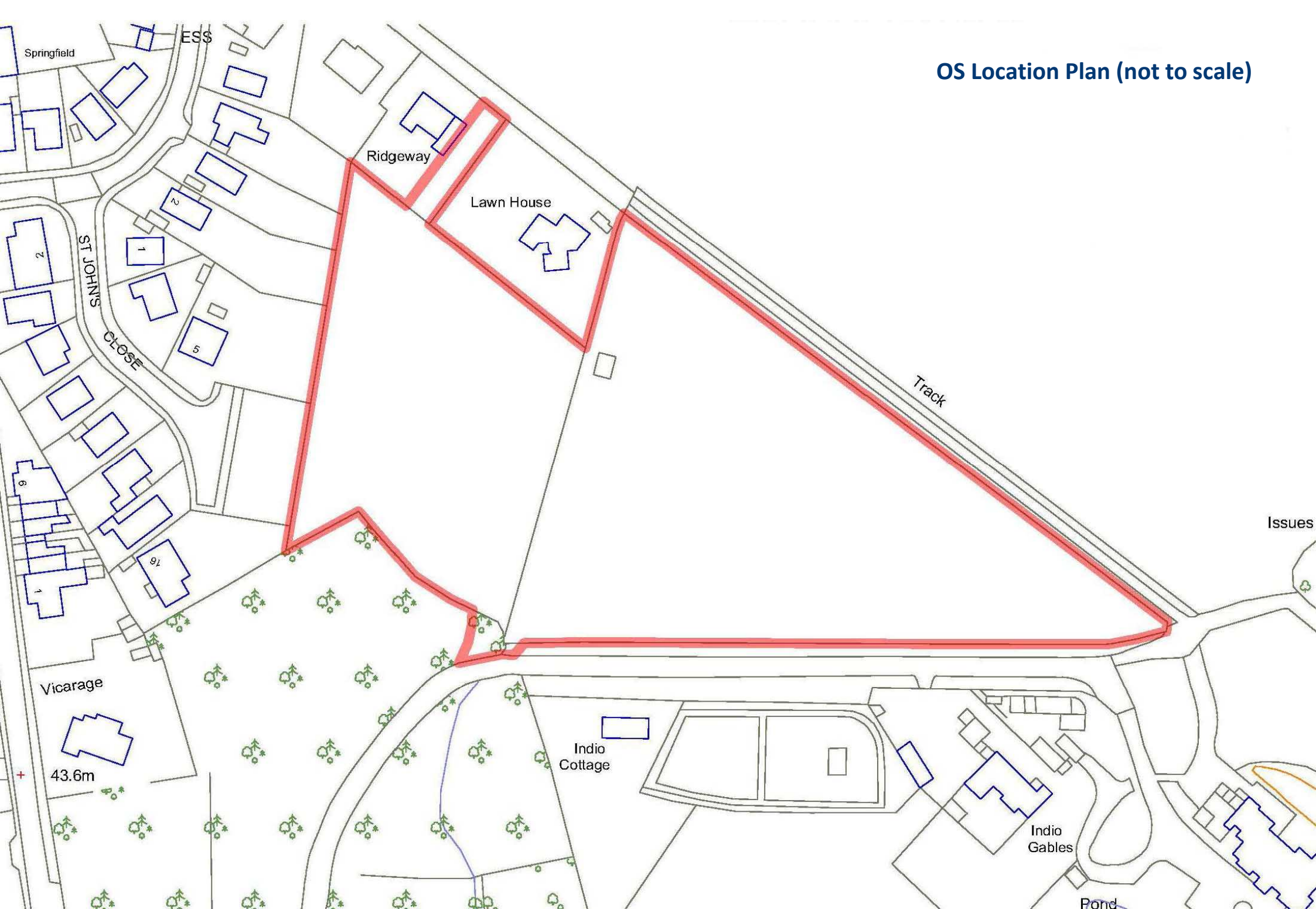
Email: [philip@klp.land](mailto:philip@klp.land)

Tel. 01392 879300 or 07866 522910

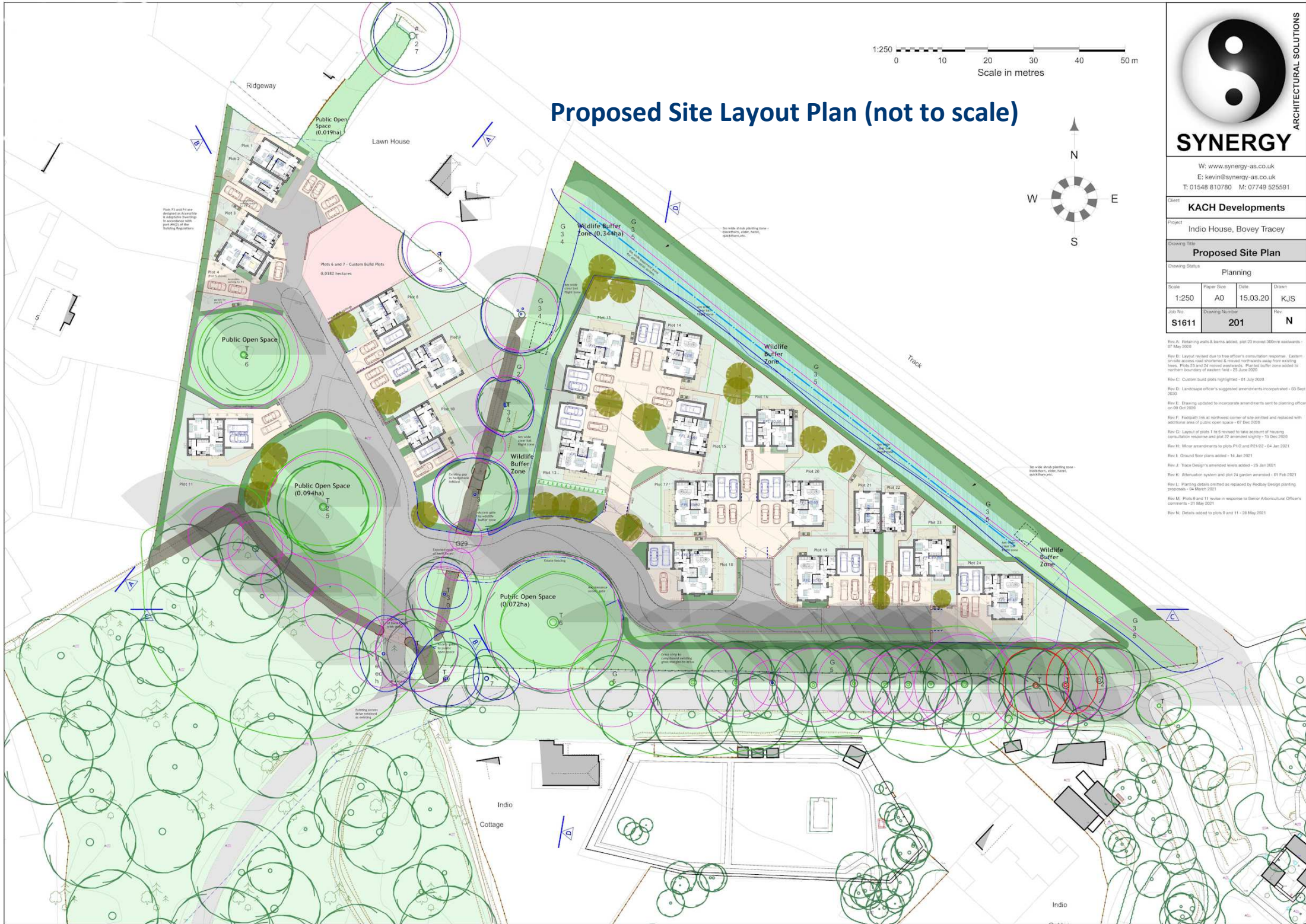
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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements 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.

# OS Location Plan (not to scale)

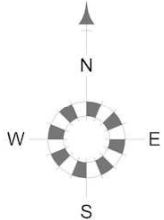






Proposed Site Layout Plan (not to scale)

1:250  
0 10 20 30 40 50 m  
Scale in metres



ARCHITECTURAL SOLUTIONS

**SYNERGY**

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Client	<b>KACH Developments</b>		
Project	Indio House, Bovey Tracey		
Drawing Title	<b>Proposed Site Plan</b>		
Drawing Status	Planning		
Scale	Paper Size	Date	Drawn
1:250	A0	15.03.20	KJS
Job No.	Drawing Number	Rev	
<b>S1611</b>	<b>201</b>	<b>N</b>	

- Rev A: Retaining walls & drains added, plot 23 moved 300mm eastwards - 07 Nov 2019
- Rev B: Layout revised due to town officer's consultation response. Eastern private access road shortened & moved northwards away from existing trees. Plots 23 and 24 moved eastwards. Planted buffer zone added to northern boundary of eastern field - 25 June 2020
- Rev C: Custom build plots highlighted - 01 July 2020
- Rev D: Landscape officer's suggested amendments incorporated - 03 Sept 2020
- Rev E: Drawing updated to incorporate amendments sent to planning officer on 08 Oct 2020
- Rev F: Footpath link at northwest corner of site omitted and replaced with additional area of public open space - 07 Dec 2020
- Rev G: Layout of plots 1 to 5 revised to take account of housing consultation response and plot 22 amended slightly - 15 Dec 2020
- Rev H: Minor amendments to plots P102 and P2102 - 04 Jan 2021
- Rev I: Ground floor plans added - 14 Jan 2021
- Rev J: Track Design's amended levels added - 05 Jan 2021
- Rev K: Attenuation system and plot 24 garden amended - 01 Feb 2021
- Rev L: Planting details omitted as replaced by Redbay Design planting proposals - 04 March 2021
- Rev M: Plots 9 and 11 revised in response to Senior Arboricultural Officer's comments - 21 May 2021
- Rev N: Details added to plots 9 and 11 - 28 May 2021