

# MIXED USE / CARE DEVELOPMENT OPPORTUNITIES, GATEHOUSE, DAWLISH

- Site with planning approval (ref. 15/02468/MAJ)
- Opportunities for community buildings, shops/café, employment and care facilities
- Subject to planning offers invited

*Aerial view over the sections of land*

## THE SITE – EX7 0EN

Situated within a new development scheme in Dawlish, currently being undertaken by Taylor Wimpey and Bloor Homes, this commercial opportunity comprises of two parcels of land – the northern section extending to c. 1.6 acres and the southern section a further c. 0.98 acres. Outline planning approval (ref. 15/02468/MAJ) was approved in 2020 for a mixed use development scheme which includes non-residential uses, with total floor areas not exceeding those set out in the table below:

Use	Use Class	Total Area (GEA)
Community Buildings	D1	700sqm
Shops/Café	A1/A3	500sqm
Employment	B1	2,500sqm
Care	C2	1,750sqm

Proposals for the development of the commercial land are to include the delivery of a cycle/pedestrian link from the western edge of the employment land to the LEAP between points A and B on the plan overleaf. The details of this link will need to be included within any reserved matters application along with the details of its future maintenance and a timetable for its implementation.

## DAWLISH

This popular coastal town offers a variety of amenities including good shopping facilities with a Sainsbury's supermarket on the north eastern fringe, primary and secondary schools, churches and public library. The local beaches are also a major attraction including those at nearby Dawlish Warren. There is a leisure centre with active local football, hockey and cricket clubs and activities in the area include bowls, tennis and walking.

Fishing and sailing are available on both the Exe and the Teign Estuaries and there are golf clubs at both Teignmouth and Dawlish Warren. Dawlish is located on the main London to Penzance railway line, the Cathedral City of Exeter is located approximately 12 miles to the north via the A379 which offers a comprehensive range of services and facilities together with the M5 & A30 connections and Exeter International Airport.

## METHOD OF SALE

Both sections of land are offered for sale by private treaty with conditional (subject to reserved matters approval) offers invited. Please note that VAT will be charged on the sale price.

## SERVICES

The Agents are advised that the following initial service capacities will be made available:

### Electricity:

- Extra Care/ Care 140kVa
- Employment 375kVa
- Shops/Café 70 kVa
- Community Buildings 95kVa

### Fibre:

- 1 Fibre connection to be provided per property

### Water:

- 90mm pipe main connections available

### Surface Water

- Invert levels to be provided specific to each plot

### Foul Water

- Invert levels to be provided specific to each plot

---

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.

## VIEWING

**Strictly by appointment only** – please contact KLP to arrange a viewing.

## PLANNING & S106

Planning approval reference 15/02468/MAJ was approved by Teignbridge Council on 3<sup>rd</sup> July 2020 for “Outline - Residential development providing up to 409 residential units, community based buildings consisting of shop/cafe, employment space, extra care unit, parking area for local school, new vehicular access from Secmaton Lane, public open space, landscaping and infrastructure (all matters reserved for future consideration)”. The Agents are advised that a commercial

drainage contribution in the sum of £4 per net square metre of non-residential floor space forming part of the development will be payable prior to occupation of such space.

## CONTACT



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: alex@klp.land  
Tel. 01392 879300  
DD: 01392 925128

**Ref: 944/AM**

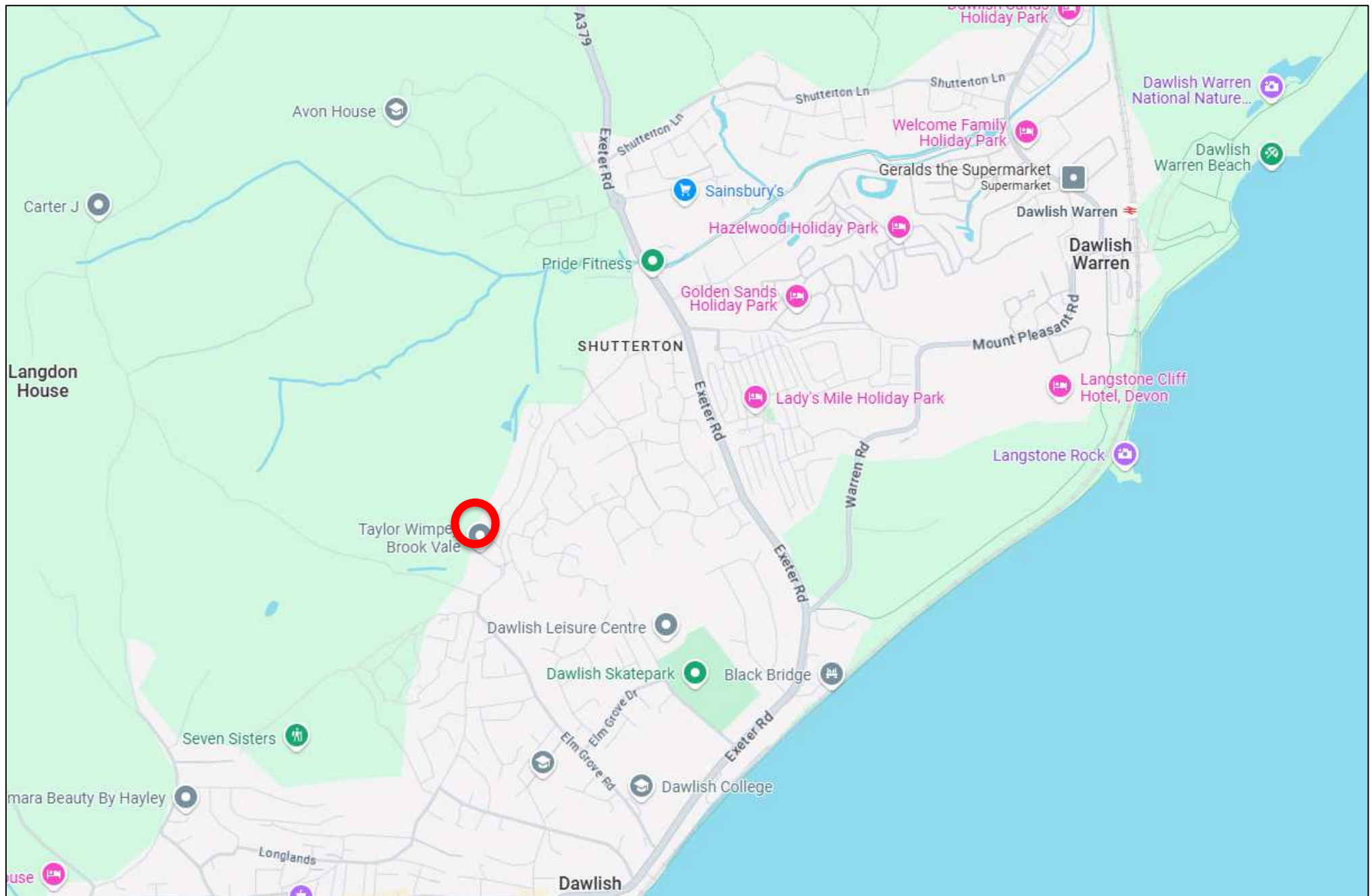
View over Dawlish seafront



Indicative layout plan showing the northern (c. 1.6 acres) and southern (c. 0.98 acres) sections of land



Location Plan showing the approximate site location circled in red





Aerial images showing (top left) the c. 1.6 acre northern section of land and (bottom right) the c. 0.98 acre southern section of land



Aerial image overlooking the site with Exe Estuary in the background.

