

PRIME RESIDENTIAL DEVELOPMENT SITE

201 DWELLINGS DAWLISH DEVON



- Conditional Planning Permission (Ref. 21/02674/MAJ)
- Approximately 14.2 ha (35.08 acres)
- For sale by Informal Tender - Friday 15th November 2024

Aerial view over the site approximately outlined looking east

THE SITE

This prime green field residential development site extends to approximately 14.2 hectares (35.08 acres) located on the northern fringe of Dawlish, west of the A379. The site benefits from conditional planning permission for 201 dwellings of which 29 are affordable. The land comprises a number of grassed fields with established boundaries, and has a gentle fall generally south west to north east where it abuts on its north boundary, an existing recently constructed residential development scheme. Below the south boundary is a further new build residential scheme currently under construction.

Access will initially be from the north off the A379 through the recently constructed residential development onto a new link road running north-south though the whole length of the site. This road is being constructed by Devon County Council using Homes England funding, under a Highways Agreement in pursuance of Sections 38 and 278 of the Highways Act 1980. At its southern end the new link road will in due course connect into a further residential development leading through to the A379.

The approved scheme is for a mix of 2, 3 and 4 bedroom mainly 2 storey dwellings including 33 age restricted dwellings of which 11 are bungalows.

The site is located approximately 1.5 miles from Dawlish seafront and town centre and a similar distance from the seafront and National Nature Reserve at Dawlish Warren. A local bus service runs from Dawlish Sainsburys on the A379, to Dawlish and Exeter.

DAWLISH

The town offers a variety of amenities including good shopping facilities with a recent 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 is 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.

PLANNING & TECHNICAL

Teignbridge District Council granted Conditional Planning Permission for the erection of 201 dwellings, open space, landscaping, allotments and associated infrastructure, dated 08 March 2023, under application reference 21/02674/MAJ.

A Planning Obligation Section 106 dated 03 March 2023 requires a number of financial contributions and confirms the development must provide for 29 affordable dwellings.

A comprehensive Planning & Technical information pack is available from KLP.

METHOD OF SALE

The land is offered for sale by Informal Tender with a closing date of midday on Friday 15 November 2024. Tenders to be returned to KLP marked "Informal Tender – Dawlish". The vendors reserve the right not to accept the highest or any tender. VAT will not be charged on the sale.

VIEWING

Strictly by appointment, please contact the sole agents KLP to confirm your intention to view and the specific access arrangements.

NOTES

1. The Vendors will retain appropriate rights between Plots 41 and 42 of Zone 2 to access Secmaton Farm House, situated on retained land below the south boundary.
2. The Vendors will retain a covenant to protect the open space land along the north boundary.



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REF: 997/AK/DH/R3

do not soze; use dimensions only. If in doubt ask for further information prior to incurring any time or cost penalties. All components to be site measured unless otherwise agreed in writing. the contractor is to cross check the architrave drawings with those of other consultants and sub-contractors and to report any discrepancies prior to proceeding.
for planning purposes only all floor levels are $\pm 300\text{mm}$.
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project
SECMATON FARM
DAWLISH, DEVON
drawing title
SITE LOCATION

scale
1:2500 @ A3

project no:	drawing no:	rev:
554	000	B

Received 22/11/2021

2674/MAJ

NOTES:
do not scale, use dimensions only, if in doubt ask for
further information prior to issuing any line or cost
penalties, all components to be site measured unless
otherwise agreed in writing, the contractor is to cross
check the architects drawings with those of other
consultants and sub-contractors and to report any
discrepancies prior to proceeding.
for planning purposes only all floor levels are +300mm.
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Proposed Site Plan – approximate site boundary edged in red
Not to Scale

REVISIONS DETAILS		
NO.	DATE	DESCRIPTION
1	22.11.21	Original submitted Plans 17 & 18

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client
MR A JEFFREY
project
**PROPOSED HOUSING DEVELOPMENT
SECMATON FARM, DAWLISH**
drawing title
PROPOSED SITE PLAN

date
APR 2017 drawn
NH checked

scale
1:1000 @A1

for planning

project no.
554 050 C drawing no. rev.



Aerial view of the site approximately outlined – looking west



Aerial view of the site approximately outlined – looking south