

APPROX. 1.44 ACRES OF DEVELOPMENT LAND GREAT TORRINGTON, EX38 7HP

- Commenced planning approval for 20 industrial units (B1, B2 & B8)
- Approximately 0.58 ha / 1.44 acres
- Offers invited in excess of £550,000

Photo showing part of the site being offered for sale, facing north-east

THE SITE – EX38 7HP

This site of approximately 0.58 hectares (1.44 acres) is located on the eastern edge of Great Torrington and is accessed off the Hatchmoor Industrial Estate. To the west of the site is a modern housing development 'Waterloo Gardens', to the north further residential housing at Greenbank Close. To the north-east the site borders an agricultural field, which is part of a site allocated under the adopted local plan (Policy GTT03) for residential and educational development including c. 140 dwellings and a primary school. To the south and south east is the Hatchmoor Industrial Estate.

Planning permission was given in 2006 for the development of 20 industrial units on the site, and the Agents have documents confirming that the planning has been implemented by the owner making a material start on site by erection of galvanised fencing around the perimeter of the site.

Given the fact the site borders existing / proposed residential development to three sides, interested parties may wish to consider the possibility of alternative development schemes for the site.

GREAT TORRINGTON

Great Torrington is a historic market town that developed on the trading route between Barnstaple and Plymouth. It occupies an elevated position east of the river Torridge, c. 11km south of Bideford, 15km from Barnstaple and c. 32km north of Okehampton. The population of circa 5,716 in 2010 is an increase of approximately 27% over the period 1991-2010.

Being one of the larger market towns in North Devon it has a good range of services and facilities such as independent focused retail outlets, primary and secondary schools and a community health centre. With the accessibility of the nearby towns of Bideford and Barnstaple providing a range of further shops, amenities and employment. Tourism is also a significant contributor to the areas economy with significant attractions such as Dartington Crystal, Torrington 1646, The Tarka Trail and RHS Rosemoor, to name a few.

METHOD OF SALE

The site is being offered for sale by private treaty, with offers invited in excess of £550,000.

PLANNING

Planning approval ref. 1/0900/2006/FUL was granted by Torridge District Council on the 24th November 2006 for 'Industrial development B1, B2, B8 Units 1-16, B1 & B8 Units 17-20". The Agents are advised that the pre-commencement conditions relating to this planning approval have been discharged and are in possession of correspondence from the planning officer confirming that the erection of fencing around the site constitutes commencement of development. The owners also attained Building Regulation Approval for Block A (Units 1-4) under reference BC/0801/2009 on 1st September 2009.

A planning/technical pack of information is available from the Agents by email upon request.

SERVICES

The Agents are advised that surface water, foul drainage, mains gas, water and a temporary electricity supply are all available on site. Interested parties should however make and rely upon their own enquiries of the relevant services providers.

CONTACT



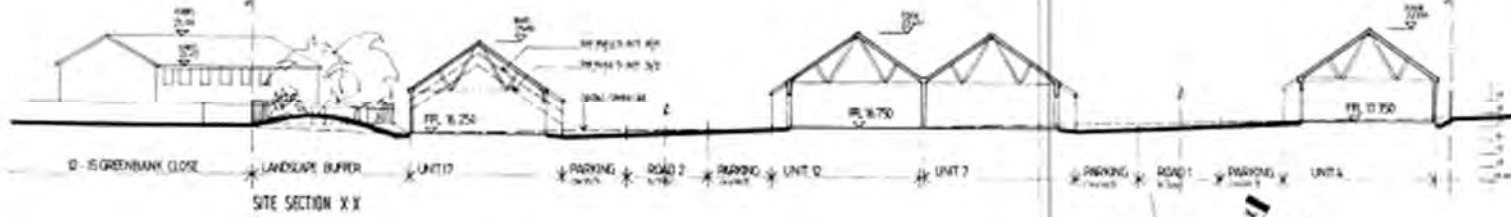
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300

Ref: 747/AM

Aerial image of the site, outlined in red



Approved site layout under application ref. 1/0900/2006/FUL



TOTAL FLOORSPACE 2,178sqm 23,300sqft
 PARKING 44 PARKING SPACES
 2 DISABLED PARKING SPACES
 21 DELIVERY BAYS





Photos (top left clockwise) showing: View of neighbouring housing development 'Waterloo Gardens'; View over part of the site facing east; View from existing access road to gates securing the site; View along footpath to the west of the site showing boundary fencing.