

SITE FOR UP TO 12 DWELLINGS

ST GILES ON THE HEATH, DEVON, PL15 9FF



- Outline Planning Permission Ref. 1/1052/2020/OUTM
- Centrally located in popular Village
- Offers invited in excess of £200,000

Aerial Google image illustrating the site and approximate boundaries



ESTATE AGENTS
& AUCTIONEERS

KLP
KITCHENER
LAND AND PLANNING

THE SITE & SITUATION – PL15 9FF

An opportunity to acquire a village development site with the benefit of outline planning permission (Ref. 1/1052/2020/OUTM) with all matters reserved, for the construction of up to 12 dwellings. The site is located at the end of a recently developed housing estate of 12 dwellings at Lower Sladesmoor Crescent, with part of the new site being developed to the north of the existing housing and part to the west, with access from the existing housing estate roads, allowing potential for phasing of the development. The site extends to circa 1.08ha (2.66 acres). **Please note** rights of access and services easements will be retained for our clients retained land to the north.

The village of St Giles on the Heath is located approximately 6 miles from Launceston and offers a range of facilities, including a general store/sub post office, public house, well acclaimed county primary school and parish church. A few miles from the village is Roadford Lake with its leisure facilities, boating facilities and extensive walks.

The nearby town of Launceston offers a wider range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 dual carriageway providing access to the M5 at Exeter. There are a number of private schools nearby - Shebbear College (Beaworthy), St Joseph's (Launceston) and Mount Kelly College (Tavistock).

METHOD OF SALE

Offers are invited in excess of £200,000 for the freehold site.

PLANNING

Torrige District Council granted outline planning permission with all matters reserved for a residential development of up to 12 dwellings on land adjacent to Lower Sladesmoor Crescent, St Giles on the Heath on 28th October 2022 under Ref. 1/1052/2020/OUTM.

We understand that there are no CIL payments that are liable for this development, although there is a Section 106 legal agreement regarding the affordable housing and financial contributions that are required as part of this planning permission.

The affordable policy is 30% and this has currently been agreed as 2 socially rented dwellings and 1 intermediate dwelling with a commuted sum in lieu of on-site affordable housing equivalent to 0.6 of a three bedroom social rented unit, although the developer may also consider delivering 4 affordable dwellings with no off-site contribution required.

The financial contributions required are:

Off-site affordable housing £70,590, Off-site Play Area £5,441.10, Off-site Sports £5,441.10, Open Space Maintenance £5,751.14, Secondary Education Transport £11,320. **TOTAL = £98,543.34 (index linked).**

Copies of the plans, planning permission & S106 agreement are available from the agents.

VIEWING

In the first instance please contact either KLP or our Joint Agents: David J Robinson Estate Agents on 01566 777888 or sales@djrestateagents.co.uk

SERVICES

A scheme to deal with the surface water for the site (SuDS) has been designed, however, this will need to be reviewed and approved as part of the reserved matters planning process. SWW have confirmed during the planning process that the foul sewers serving the existing adjoining development are soon to be adopted (comment from November 2020). There are overhead electricity cables running across the site (plan held on file by agents), no gas supply in the area.

However, all interested parties should make and rely upon their own enquiries of the relevant services providers.

CONTACT – REF: 942/PT/R1



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INDICATIVE SITE LAYOUT PLAN (not to scale)



Hedges retained together with additional indigenous planting / biodiversity measures.

SUDS / Green Infrastructure

Hedges retained together with additional indigenous planting / biodiversity measures.

Potential access to existing playing fields

Playing Field

NOTES:
The drawings and specifications annexed hereto do not constitute a contract or part of a contract to build.
DO NOT SCALE. All dimensions to be confirmed on site and not scaled from this drawing.
The contractor is to satisfy himself as to the intention and accuracy of these drawings and specifications.
The drawings and specifications annexed hereto remain the property of the designer and may not be reproduced without his written consent.

Rev A - Jan 2022 - Red Line amended as per LPA comments

Accommodation Schedule			
Plot No.	Bedrooms	Tenure	Minimum Size
1	2B / 4P	Private	76 sq.m.
2	2B / 4P	Private	76 sq.m.
3	3B / 5P	Private	85 sq.m.
4	3B / 5P	Private	85 sq.m.
5	2B / 4P	Social Rent	76 sq.m.
6	2B / 4P	Social Rent	76 sq.m.
7	2B / 4P	Private	76 sq.m.
8	3B / 5P	Private	85 sq.m.
9	4B / 6P	Private	95 sq.m.
10	4B / 6P	Private	95 sq.m.
11	3B / 5P	Private	85 sq.m.
12	3B / 5P	Intermediate	85 sq.m.



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For
Mr M. Stanbury

Job
Proposed Residential Development
at:
Land adjacent to
Lower Sladesmoor Crescent,
St Giles on the Heath,
Devon

Drawing Title	
Indicative Site Plan	
Scale	1:500@A2
Drawn	SC
Date	March 2021
Dwg. No.	143 / 21 / FO1
Rev.	A

OS LOCATION PLAN (not to scale)





Photos clockwise from top left – Access to Lower Sladesmoor Crescent from Main Road, access road looking west, access road looking north, Lower Sladesmoor Crescent from the north





Photos clockwise from top left – North boundary looking east, Lower Sladesmoor Crescent from west boundary, western part of site looking towards village hall, SW corner of site looking east towards Lower Sladesmoor Crescent

