

SITE FOR 12 DWELLINGS COMPRISING 10 NEW BUILD & 2 CONVERSION TILLHOUSE FARM BUILDINGS CRANBROOK DEVON EX5 7FJ

- FOR SALE BY INFORMAL TENDER THURSDAY 18 APRIL 2024
- Town fringe, lovely countryside views to the north
- Reserved Matters Approval 22/2343/MRES
- The owners will undertake specific demolition works/clearance
- Approximately 0.45 ha / 1.1 acres

Pre Demolition - view of north boundary



Pre Demolition - Google Earth overhead view
red line denotes approximate boundary

THE PROPERTY – EX5 7FJ

The property comprises the former Tillhouse Farm buildings on land extending to approximately 0.45 ha / 1.1 acre, located on the northern fringe of Cranbrook. The site is generally level with recent new residential development abutting the east, south and west boundaries; to the north is the open space of Cranbrook Country Park.

The approved development requires the demolition of the majority of the existing dilapidated farm buildings, retaining only the former dairy building located on the SW corner. The approved layout shows a terrace of 5 x 3 bedroom two storey houses, a terrace of 4 x 2 bedroom two story houses, a 2 bedroom coach house over garaging and the conversion of the former dairy building into 2 x single storey 2 bedroom dwellings.

Vehicular access is proposed via the southern boundary and off Yarlington Mill with parking provided in a parking area, roadside or in garages. Parking for the occupiers of the converted dairy building would be accessed off Yarlington Mill. There is also proposed a pedestrian link from the site on to an existing path within the country park.

CRANBROOK, DEVON

Cranbrook is a new town on the outskirts of Exeter, approximately 7 miles from the city centre. It's a great new community with good amenities, including schools, shops, and transport links. It's within easy commuting distance of the city, close to Exeter Airport, as well as to the unspoilt East Coast of Devon.

Its also a great location for getting out and about as well as into Exeter. The M5, A30 and A303 are within easy reach for journeys across Devon and to Cornwall, or for Bristol and London. Exeter is a thriving small city, with a pedestrianised shopping centre for all the high street brands, as well as Gandy Street and The Quay for something a bit different. Having a main line train station is a great asset too, with a convenient link from Cranbrook which is on the West of England Main Line.

PLANNING & TECHNICAL

East Devon District Council granted approval of reserved matters under application 22/2343/MRES dated 18 January 2024 for an application seeking approval of the reserved matters (access, appearance, landscaping, layout and scale) for the demolition of existing buildings, conversion of dairy building to 2 residential dwellings, construction of 10 new residential dwellings, and associated car parking, roads,

access, landscaping, infrastructure and engineering works (including ground modelling and utilities). This is a subsequent application to outline permission 03/P1900 which was accompanied by an Environmental Statement and seeks the discharge of the relevant conditions of the outline permission 6,8,11,14,20,23,24,28 and 29 and the partial discharge of conditions 17,22 and 37. A non-material amendments application of 22/2343/MRES was approved 28 February 2024.

A S106 Agreement was applicable to outline permission 03/P1900. The contribution share required for this part under 22/2343/MRES we are currently advised is £889.95 per plot (to be confirmed). CIL is not chargeable; Cranbrook is a £0 charging zone.

The development will need to connect to the District Heating network at a cost per unit of £2,480.05 as advised by EON The purchaser will need to enter into their own Cell Development Agreement (CDA) to confirm.

The owners have instructed Gilpin Demolition to undertake specific demolition works, some site clearance and provide a post demolition survey report. Details of the demolition and verification will be provided during the marketing process. See Building Demolition Plan 10301-200-1101D.

A planning & technical information pack is available via a link, on request

METHOD OF SALE

Freehold is offered For Sale by INFORMAL TENDER, tenders to be submitted on/before midday 1200, THURSDAY 18 APRIL 2024 - Guide Price £500,000

VIEWING

Strictly by appointment with KLP. what3words: diverged.puppy.cornfield

CONTACT: Darryl Hendley



Newcourt Barton, Clyst Road

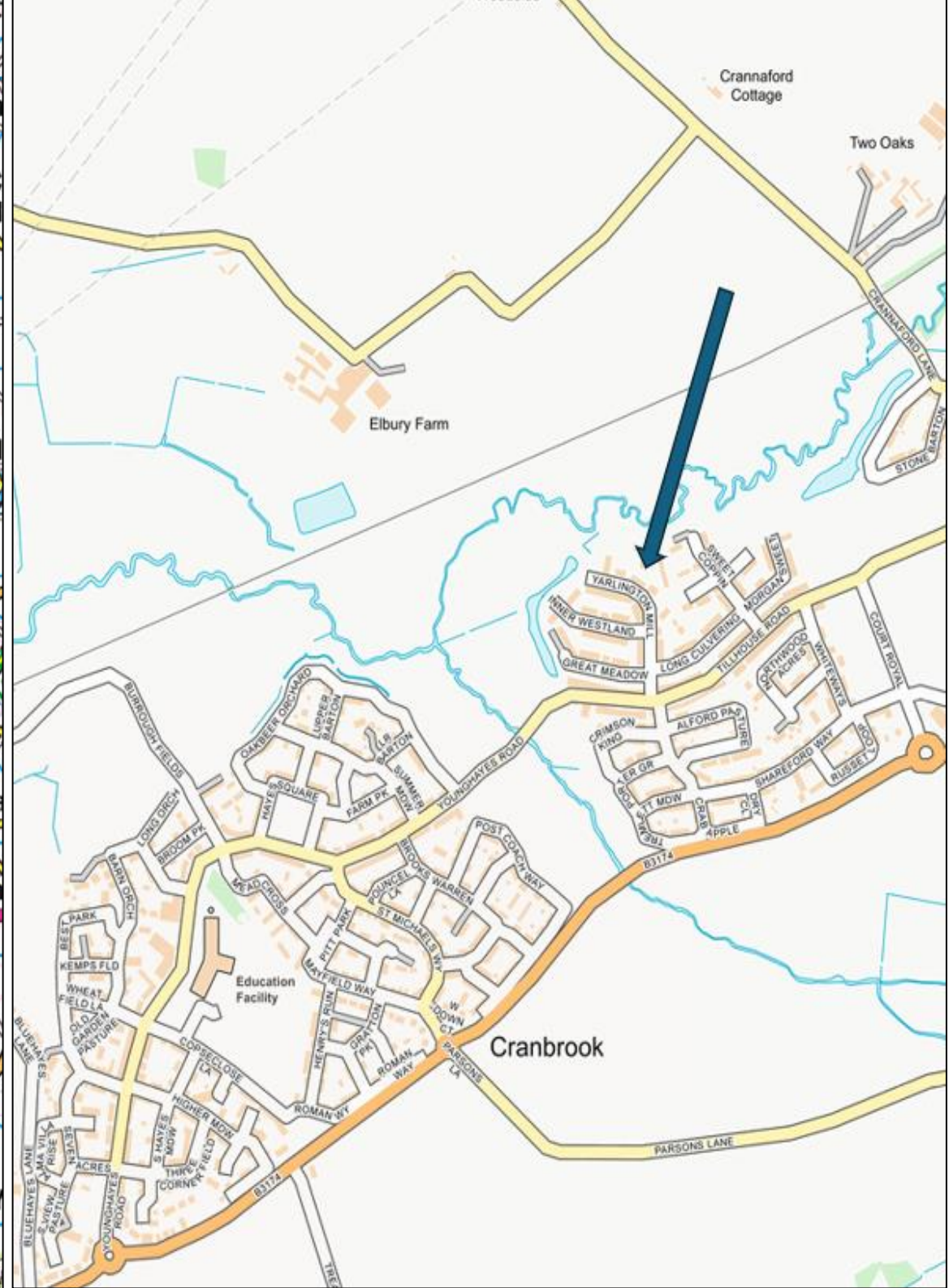
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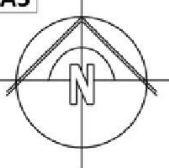
Email: darryl@klp.land








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Tel. 01392 87930

Ref 922/DH/R4





- Key**
-  Retained tree T3 and root protection zone
 -  Entrance to plots 1 and 5 through screen wall
 -  Footpath defines built frontage and provides enhanced permeability
 -  Pedestrian Access onto existing lane
 -  Courtyard proposed resin bound tarmac (buff)
 -  Proposed tree and hedge planting to entrance landscaped edge to country part
 -  Proposed hard/soft landscape feature within courtyard
 -  Additional tree and hedge planting to compliment country park

- Rev H: Plots 1 - 5 updated. ST 30/11/23
- Rev G: Bin collection points clarified & sizes identified in accordance with local authority design guide. ST 21/11/23
- Rev F: Layout updated to reflect the changes made to the house types for NDIS standards. ST 02/11/23
- Rev E: Enclosure to Dairy identified as 1.8m high screen wall. Existing fencing annotated to reuse of Plots 6 & 10. ST 16/07/23
- Rev D: Surface finish of path linking development to country park to be self-binding gravel. ST 15/06/23
- Rev C: Layout revised to add landscaping plan. ST 04/06/23
- Rev B: Layout revised to remove footpath link. Additional visitor space added. Additional bin collection points added. ST 27/05/23
- Rev A: Site access amended. Footpath link added to Country Park. ST 12/03/23

S&K DESIGN

CLIENT
EAST DEVON NEW COMMUNITY PARTNERS

PLANNING

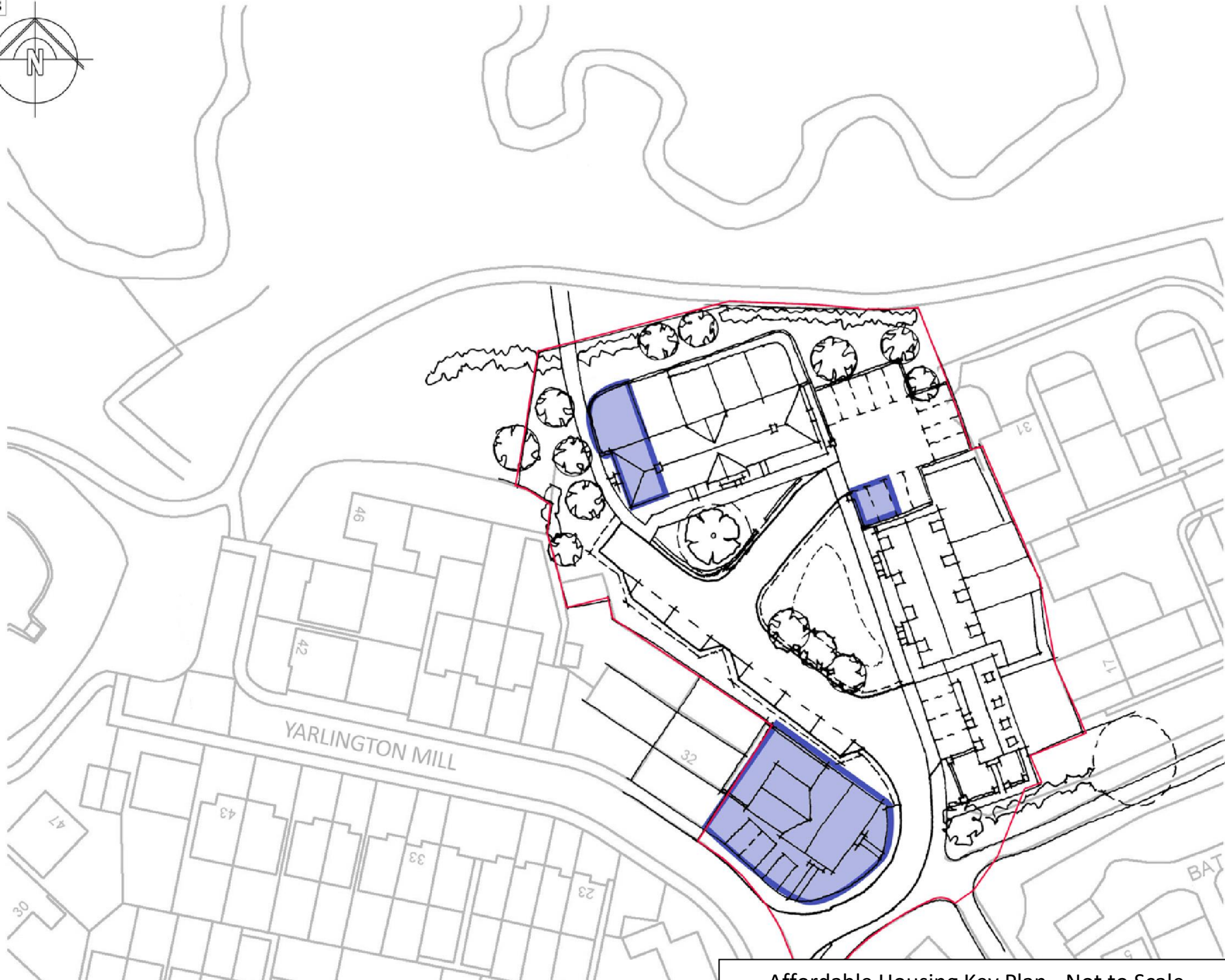
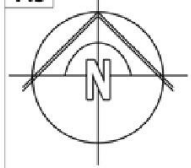
PROJECT TITLE
TILLHOUSE FARM, CRANBROOK

DRAWING TITLE
Site Layout

PROJECT NO	DWG NO	REVISION	STATUS
	002	H	
SCALE	DRAWN	CHECKED	DATE
1:500@A3	ST		11/10/22

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Site Layout - Not to Scale



 Affordable Housing @ 30%

- Plot 11: 1 Bed/2 Person Apartment 625sqft
- Plot 12: 2 Bed/3 Person Apartment 715 sqft
- Plot 1: 3 Bed/4 Person End Terrace 960 sqft

Rev H:	Plots 1 - 5 updated.	ST	30/11/23
Rev G:	Bin collection points clarified & sizes identified in accordance with local authority design guide.	ST	21/11/23
Rev F:	Layout updated to reflect the changes made to the House Types for HMOSS standards.	ST	03/11/23
Rev E:	Enclosure to Dairy identified as 1.8m high screen wall. Existing fencing annotated to rear of Plots 6-10	ST	16/07/23
Rev D:	Surface finish of path linking development to country park to be self-binding gravel.	ST	15/06/23
Rev C:	Layout revised to add landscaping plan.	ST	04/06/23
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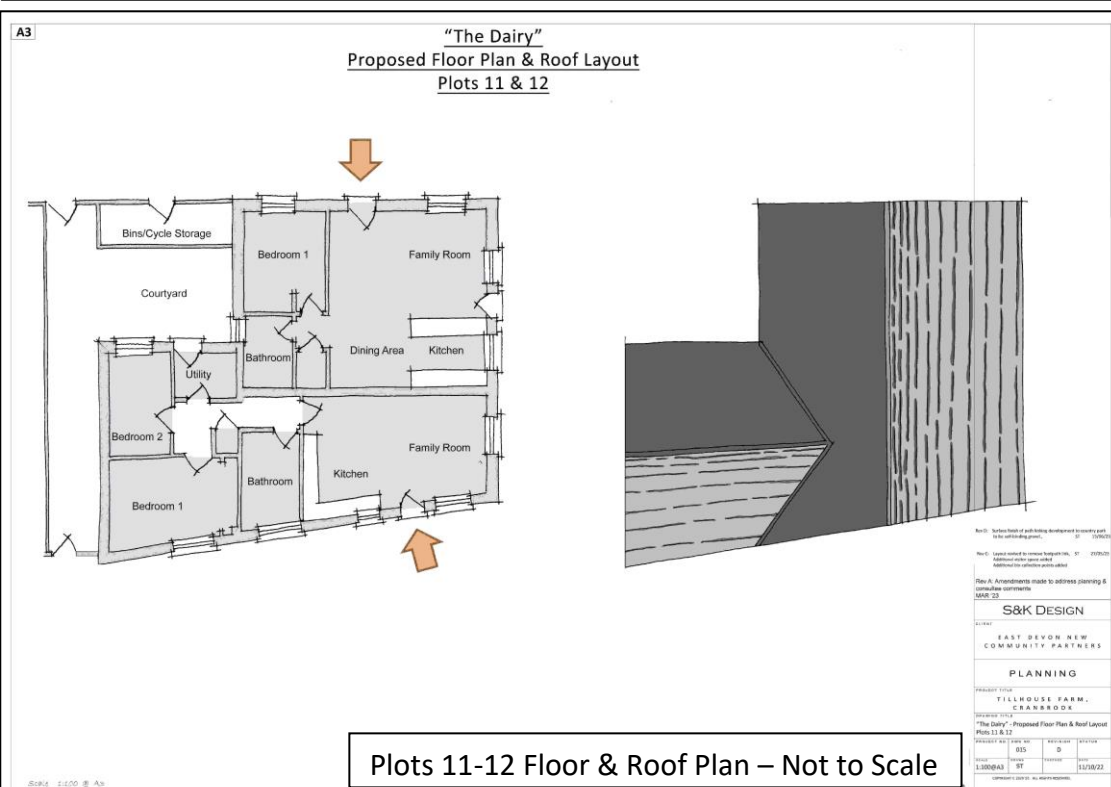
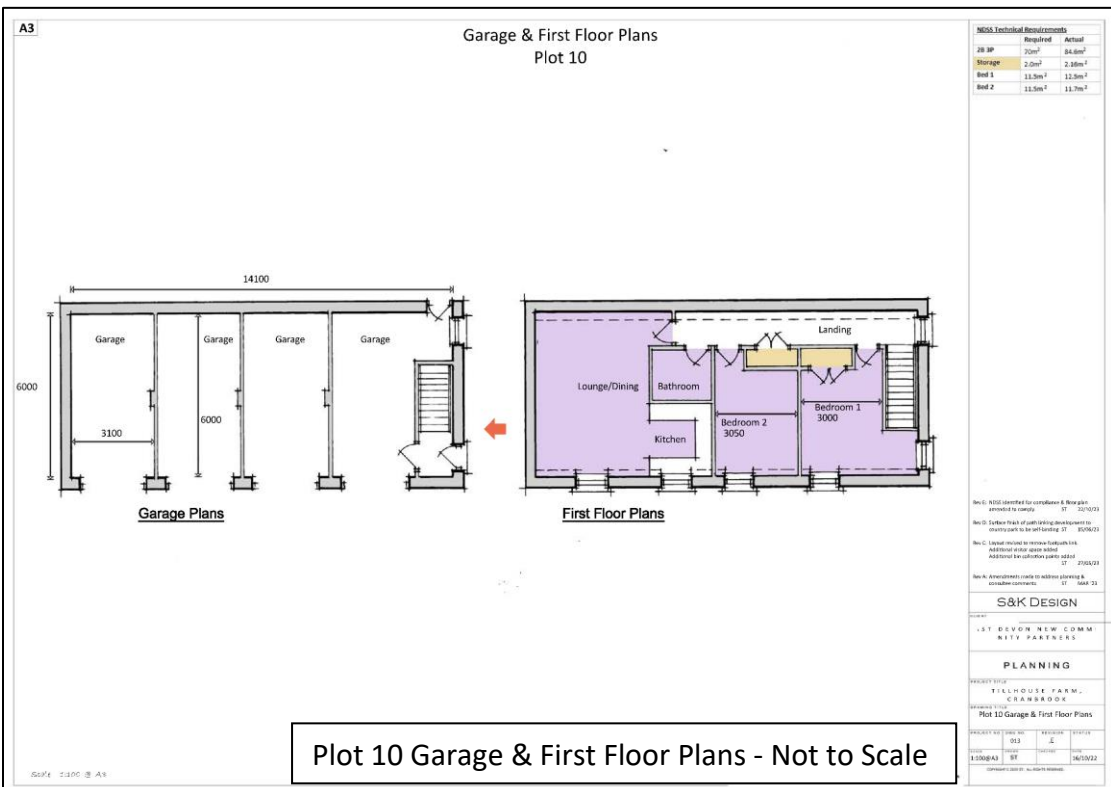
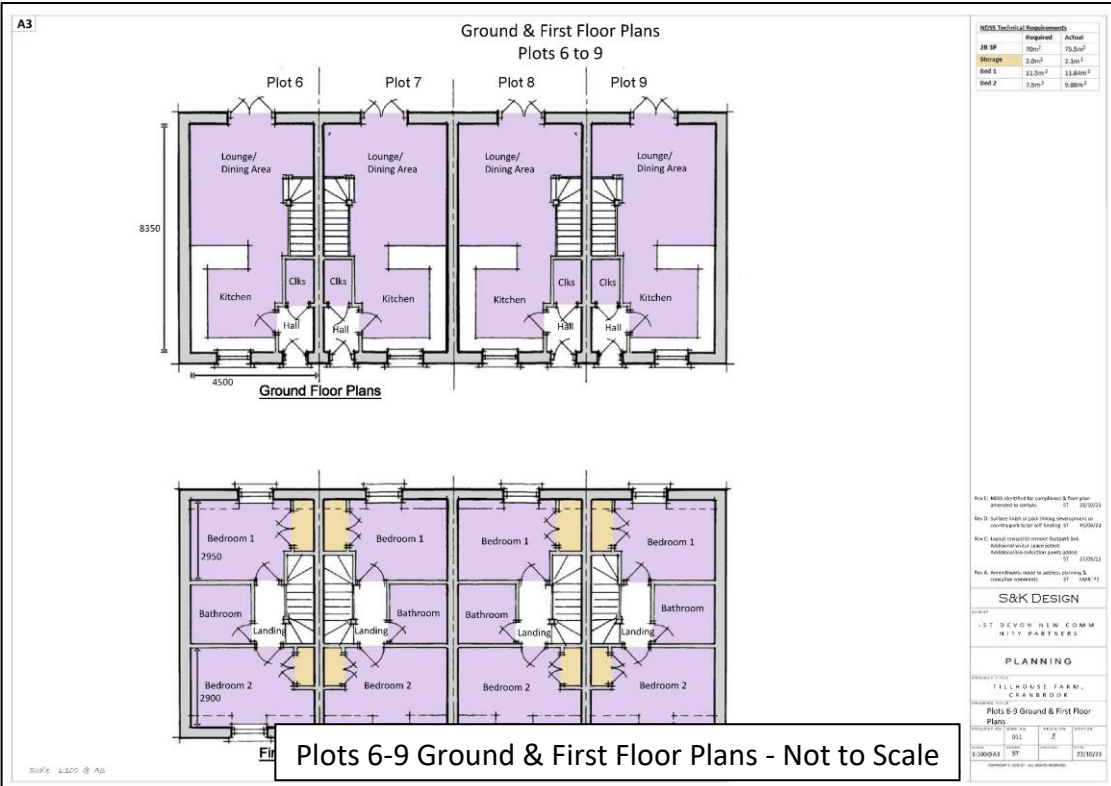
PLANNING

PROJECT TITLE
TILLHOUSE FARM, CRANBROOK

DRAWING TITLE
Affordable Housing Key Plan

PROJECT NO.	DWG NO.	REVISION	STATUS
1:500@A3	019	H	
	ST	CHECKED	DATE
			10/10/22

Affordable Housing Key Plan - Not to Scale





Existing building for conversion Plots 11 & 12 - west elevation



Existing building for conversion Plots 11 & 12 - south elevation



Pre Demolition - View through site centre looking north



Pre Demolition - View of existing buildings looking east



view from north boundary, Cranbrook Country Park

