

REDUCED

PRIME VILLAGE FRINGE DEVELOPMENT SITE FOR 5 DETACHED HOUSES

WHITEHILL ROAD HIGHWEEK NEWTON ABBOT TQ12 6PR

- Outline Planning Permission – 19/02066/OUT
- Design Code illustrates 5 large detached houses, approx 0.71ha / 1.75 acres
- 2 months exclusivity to exchange unconditional contracts, up to 6 months deferred completion
- Also for sale is adjacent paddock approximately 1.8ha / 4.5 acres
- Guides: The Site, £600,000 - The Paddock, offers in excess of £120,000

view across site looking north



THE SITE - TQ12 6PR

KLP are delighted to offer this prime greenfield residential development site located in a picturesque setting on the northern fringe of Highweek, Newton Abbot. The development site extends to approximately 0.71 ha/1.75 acres as identified by a red outline on the location plan below. The development site was formerly part of a paddock identified by red cross hatching on the location plan below.

The development site benefits from outline planning permission for up to 5 dwellings, which given the size of the site, lends itself to the erection of large substantial dwellings as illustrated in the approved Design Code (see extract below). A new access will be formed to serve the site off Whitehill Road, a minor no through road.

The land rises gently from Whitehill Road and the proposed dwellings will be able to take advantage of the stunning panoramic countryside views to the north and west including to Dartmoor in the distance. Established hedgerows denote the north and east boundaries, new dropped Devon banks are proposed for the south and west boundaries.

An existing access to the west of the development site serves the paddock land. The paddock, which abuts the development site, extends to approximately 1.8 ha/4.5 acres and benefits from a mains water supply. (A pipe from this water supply serving a nearby water trough, crosses under the proposed new site road and so will need diverting). In addition to the beautiful views to the north and west, the paddock also benefits on the southern part, from views along the River Teign towards Teignmouth.

Please note that the paddock can only be sold with the site, it is not available separately.

HIGHWEEK, NEWTON ABBOT

Highweek, less commonly called Highweek Village, is a parish, former manor and village, located adjacent to Newton Abbot, but still retaining its charming village identity. It is prominent and recognisable due to its high location on a ridge on the north edge of the town. Newton Abbot is a busy commercial centre, which acts as the administrative capital of Teignbridge. There are a range of retail, employment, leisure and educational facilities in the town along with a small hospital.

PLANNING

Teignbridge District Council (TDC) granted outline planning permission under application 19/02066/OUT for residential development for up to 5 dwellings (approval sought for access),

dated 08 April 2022. A Unilateral Planning Obligation dated 08 April 2022 confirms that an affordable housing contribution is required in lieu of affordable housing on site. This is calculated by a formula depending on the number and size of dwellings approved.

A planning information pack is available upon request via a drop box link.

COMMUNITY INFRASTRUCTURE LEVY

TDC have confirmed that a Community Infrastructure Levy will be charged and also, that the CIL liability will be calculated when the reserved matters application is submitted.

SURFACE WATER DRAINAGE

The approved Drainage Statement indicates that surface water disposal on site is likely to be achievable subject to additional testing. If however this is not the case, above ground attenuation with a discharge into a water course is proposed off site, on adjacent land owned by the Vendor.

METHOD OF SALE / PURCHASE STRUCTURE

The freehold of the site and the paddock are offered for sale by Private Treaty and can be purchased on a conventional subject to contract basis.

Alternatively, upon agreement of a sale the buyer will be given an exclusive window (potentially up to 2 months) to exchange unconditional contracts with an enhanced deposit (c.25% of the agreed purchase price) held as agent, ie, released to the vendor on exchange of unconditional contracts. Completion to be deferred to on or before the date 6 months from exchange of unconditional contracts. Access will be allowed onto site to undertake relevant investigations/surveys. It will be a condition of the sale that the reserved matters application and all consultant reports will be in the joint names of the purchaser and the landowner, this requirement to be removed upon completion.

Guide Price - Reduced to £600,000 - The Vendor will also require an overage, ie, a 50/50 split with the purchaser, on any sales value achieved in excess of an agreed fixed price for each individual unit.

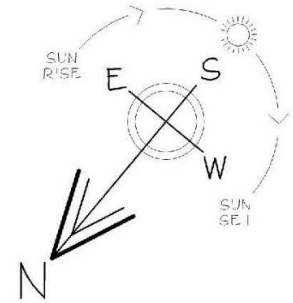
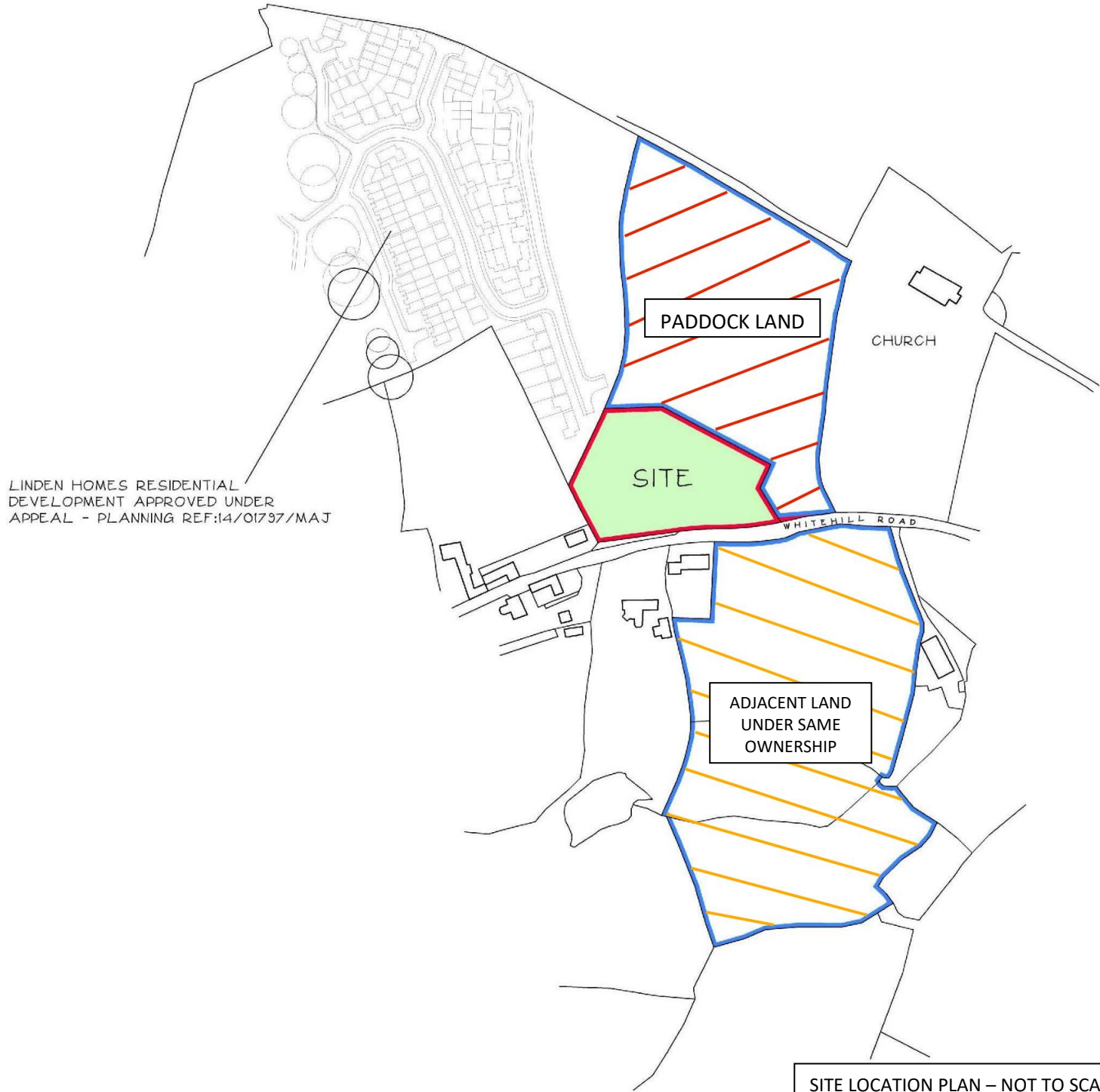
Paddock – Offers in excess of £120,000 - The paddock can only be sold with the site, it is not available separately.

VIEWING – STRICTLY BY APPOINTMENT ONLY - what3words: clip.policy.unity



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Bramley Homes

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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
 LAND OFF WHITEHILL ROAD
 HIGHWEEK, NEWTON ABBOT

SITE LOCATION PLAN

DATE	SCALE
JUNE 2019	1:2500 (at A3)

DRG No:
 41BH08

SITE LOCATION PLAN – NOT TO SCALE

DASHED GREEN LINE INDICATES APPROX 15m BUFFER TO ENSURE PROPOSED DWELLINGS ARE SITUATED AN ADEQUATE DISTANCE FROM OAK TREES ALONG THE PROPOSED HEDGE LINE. DETAILS OF BUILDING POSITIONS AND TREE LOCATIONS TO ENSURE ADEQUATE SEPARATION TO BE PROVIDED AT DETAILED DESIGN STAGE

LANDSCAPING WITHIN AREA TO BE DEVELOPED TO BE DETERMINED UNDER FUTURE RESERVED MATTERS APPLICATION

EXISTING MATURE DEVON HEDGE BOUNDARY

DROPPED DEVON HEDGE - HEDGE TYPE B
SEE INDICATIVE DETAIL REF:41BH13

TREE ROOT PROTECTION AREAS

DEVON HEDGE - HEDGE TYPE A
SEE INDICATIVE DETAIL REF:41BH12

AREA OF PROPOSED RESIDENTIAL DEVELOPMENT

MIXED NATIVE SPECIES HEDGE
NEW NATIVE HEDGE PLANTING TO BOUNDARY. PLANTING SPECIES & RATIO AS FOLLOWS:-
HAWTHORN (CRATAEGUS MONOGYNA) - 35%
BLACKTHORN (PRUNUS SPINOSA) - 35%
HAZEL (CORYLUS AVELLANA) - 20%
HOLLY (ILEX AQUIFOLIUM) - 5%
FIELD MAPLE (ACER CAMPESTRE) - 5%
PLANTS TO BE 40cm WHIPS PLANTED AT 400mm C/C IN TWO STAGGERED ROWS (5/6 PLANTS PER M)
PLANTING TO BE RANDOM AND PLANTED

LAYOUT KEY

- EXISTING PLANTING - MATURE NATIVE SPECIES HEDGEROWS AND TREES TO BOUNDARIES
- LANDSCAPED AREA - TO INCORPORATE FEATURE TREES INCLUDING PINES, OAK, BEECH AND LIME. QUANTITY AND POSITIONS TO BE DETERMINED UNDER FUTURE RESERVED MATTERS APPLICATION
- AREA TO BE DEVELOPED FOR 5 NEW DWELLINGS. LAYOUT, DESIGN AND LANDSCAPING WITHIN THE DEVELOPMENT AREA TO BE DETERMINED UNDER A FUTURE RESERVED MATTERS APPLICATION
- NEW DROPPED DEVON BANK - TYPE B - SEE INDICATIVE DETAIL REF:41BH13. NEW BANK LINKED TO EXISTING MATURE HEDGES.
- NEW DEVON BANK - TYPE A - SEE INDICATIVE DETAIL REF:41BH12. NEW BANK LINKED TO EXISTING MATURE HEDGES.
- REINFORCEMENT PLANTING OF NATIVE SPECIES HEDGE ALONG NORTH EAST BOUNDARY



AREAS OF LANDSCAPING INCLUDING FEATURE TREE PLANTING WITH SPECIES SUCH AS PINES, OAK, BEECH AND LIMES. SPECIFIC NUMBER OF TREES AND LOCATIONS TO BE DETERMINED UNDER FUTURE RESERVED MATTERS APPLICATION

EASTERN BOUNDARY TO BE REINFORCED WITH NATIVE SPECIES HEDGE PLANTING



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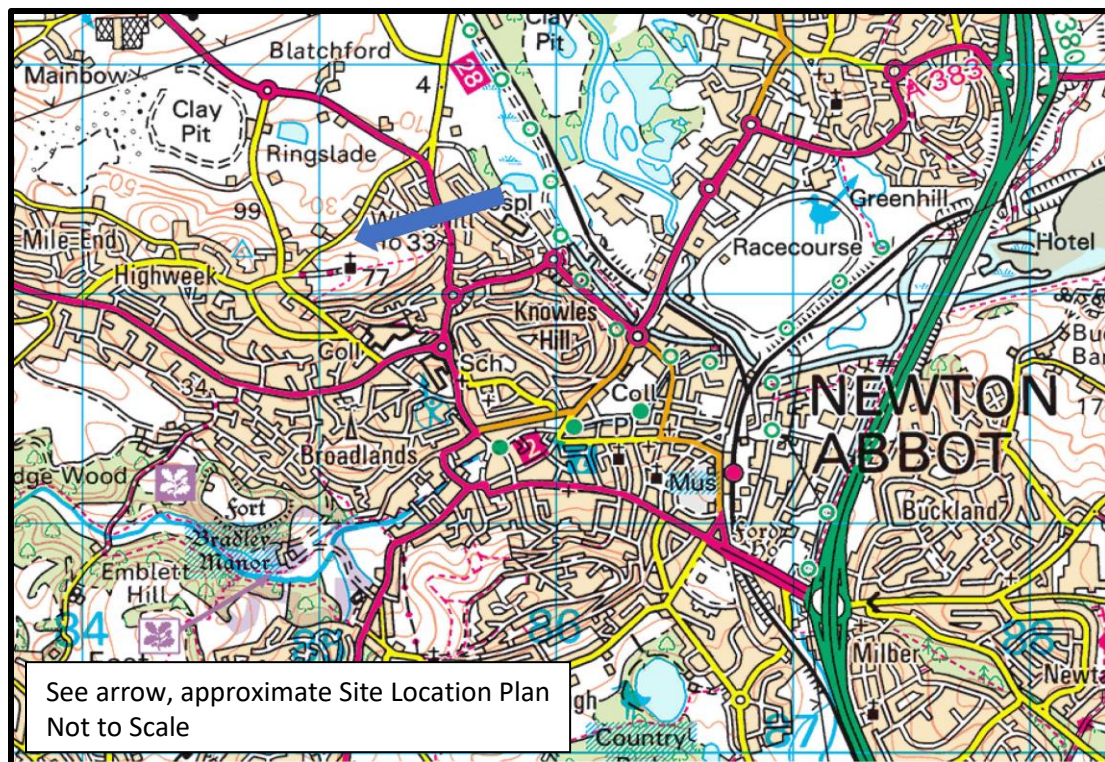
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF WHITEHILL ROAD
HIGHWEEK, NEWTON ABBOT
PARAMETER PLAN

DATE: FEB 2021 SCALE: 1:500 (at A2)

DRG No: 41BH14a

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EXTRACT FROM DESIGN CODE
PARAMETER PLAN - NOT TO SCALE



See arrow, approximate Site Location Plan
Not to Scale

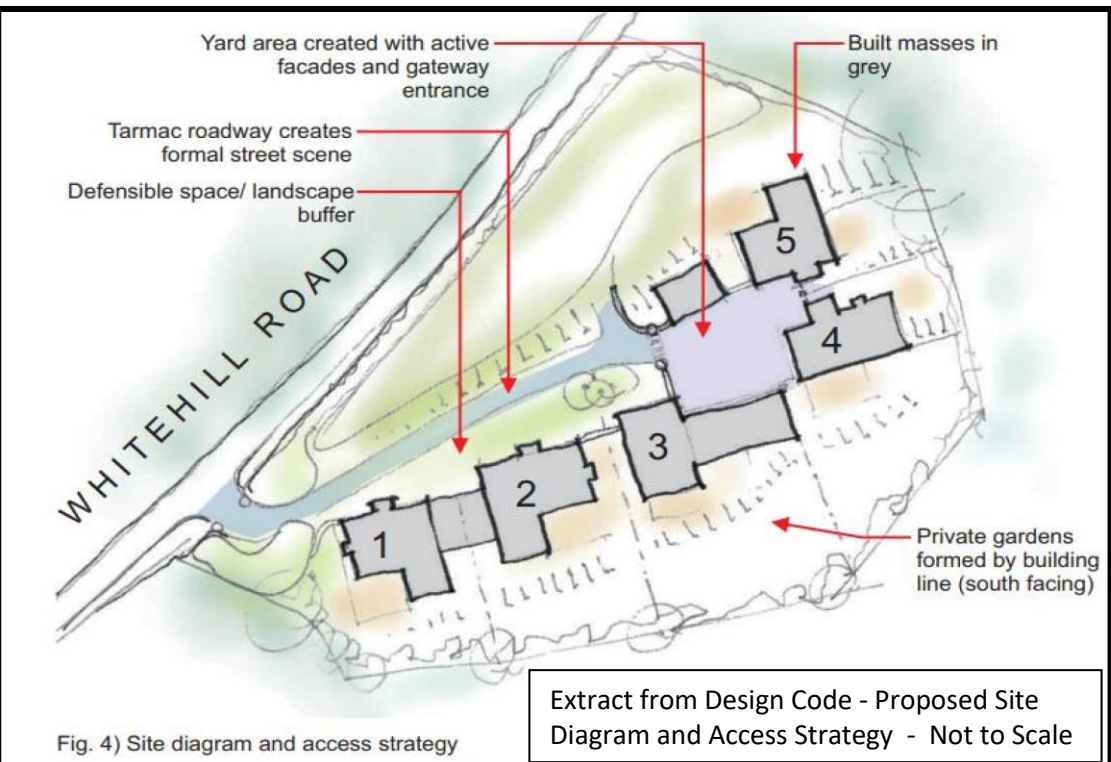


Fig. 4) Site diagram and access strategy

Extract from Design Code - Proposed Site
Diagram and Access Strategy - Not to Scale



Existing access with site frontage beyond, looking NE



Fig. 6) Formally arranged principal facades composed against subservient outbuildings

Extract from Design Code
Indicative Design



view across site looking west



view across paddock looking east