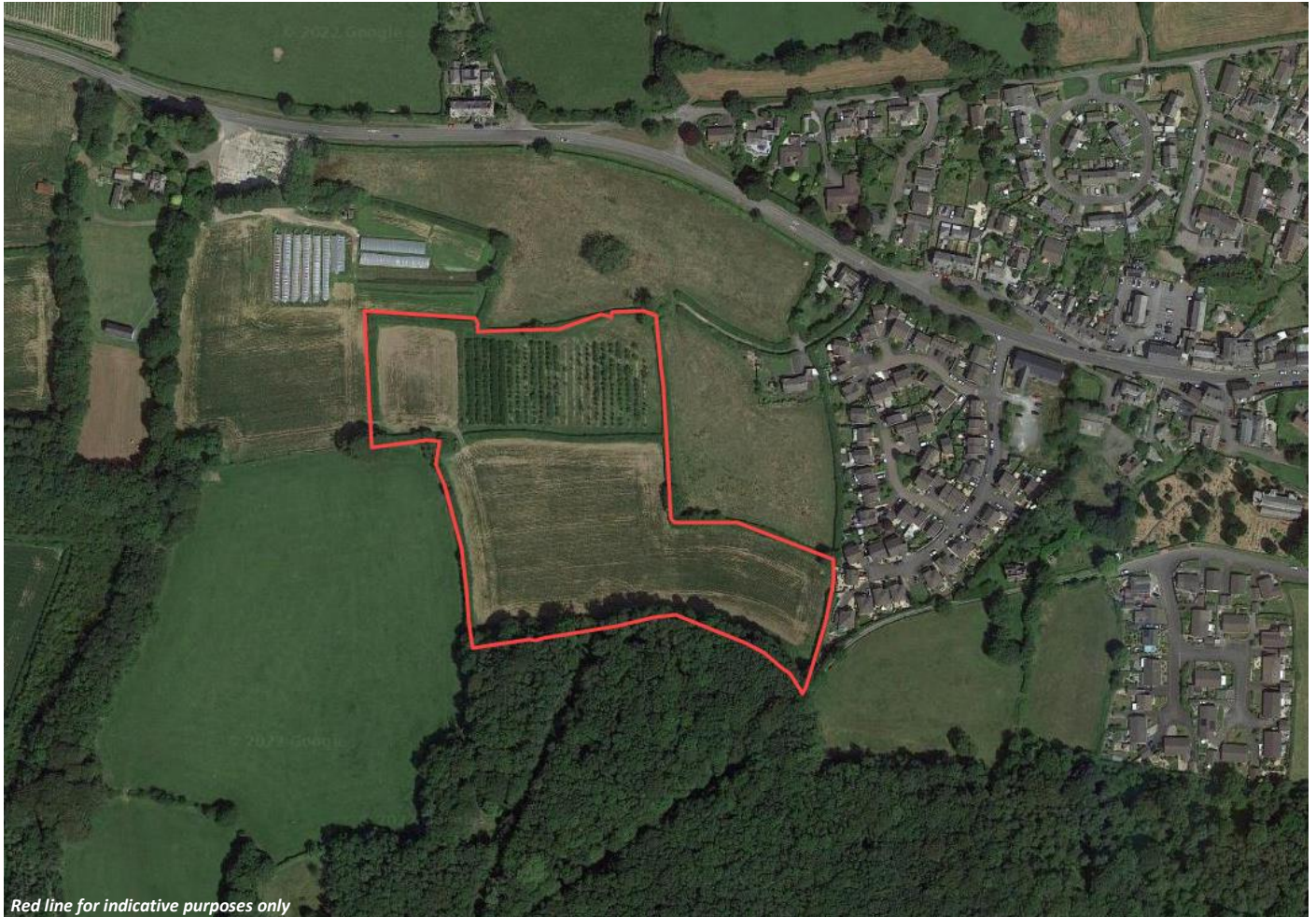


# LAND SOUTH OF FORE STREET, LIFTON, DEVON PL16 0BT



## Key Highlights

- Prime greenfield development site with outline planning permission for up to 68no. dwellings (planning reference 2536/20/OPA)
- 8.9 acres (3.6 hectares)
- Situated 0.5 miles from the A30
- Established residential area within close proximity to Lifton Community Primary School
- Edge of Dartmoor location
- Freehold interest

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## Lifton

Lifton is a popular and well-established residential village, situated on the edge of Dartmoor National Park and on the Devon and Cornwall border. It is located approximately 40 miles south west of Exeter, 25 miles north west of Plymouth and 4 miles north east of Launceston. The village is well connected and is situated just off the A30 which provides direct access towards Exeter in the north east and Bodmin in the south west, making the village of Lifton a popular and desirable commuter destination.

Lifton provides a small range of local services and amenities including a primary school, a doctor's surgery and a community centre. The award-winning Strawberry Fields Farm Shop is also located on the western outskirts of the village which sells a range of fresh and local produce.

## Site Location and Description

The extent of the land for sale is identified on the site plan and the gross site area is approximately 8.9 acres (3.6 ha).

The land is currently in agricultural use and is mostly laid to grass, with an orchard taking up a small part of the site in the north east. The land has historically been used to cultivate fruit and vegetables.

The site is bounded by agricultural land to north west and west, woodland to the south and by residential dwellings to the south east. The land to the north and north east has outline planning permission for up to 54no. dwellings (ref: 2353/18/OPA). Wain Homes own this land. They have received reserved matters consent for the access road (ref: 0392/22/ARM) and their reserved matters for the rest of the scheme is currently being considered (ref: 2873/22/ARM).

The subject site is located on the western outskirts of Lifton, approximately 0.5 miles east of the A30 junction. A number of services are located within close proximity of the site including Lifton Community Primary School and Strawberry Fields Farm Shop.

Okehampton train station is situated approximately 17 miles north east of the site and provides direct services to the mainline station in Exeter. Liskeard train station is situated about 21 miles south west of the site and provides mainline services to Exeter, Bristol and London.

Exeter International Airport is located approximately 48 miles to the north east and provides scheduled and chartered flights to a small range of national and international destinations.

## Planning

Outline planning permission (with all matters reserved except for access) was granted by West Devon Borough Council on 30th March 2022 for the development of up to 68no. dwellings including POS, landscaping and sustainable drainage system (planning ref: 2536/20/OPA).

The key pre-commencement conditions (nos. 12, 13, 15, 20, 22 and 24) are summarised as follows:

- Prior to commencement of development the applicant shall submit for approval, full details of proposed electric vehicle charging points to be provided.
- Prior to commencement of development components of a scheme to deal with the environmental impacts of the construction phase of the development shall be submitted and approved by the Local Planning Authority (LPA).
- Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan.
- No works or development shall take place until a scheme for the protection of the retained trees has been submitted to and agreed in writing by the LPA.
- No development shall take place until the applicant or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the LPA.
- No other part of the development hereby approved shall be commenced until:
  - A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway.
  - B) The ironwork has been set to base course level and the visibility splays required by this permission laid out.
  - C) The footway on the public highway frontage required by this permission and the pedestrian crossing point to the east of the access junction have been constructed up to base course level.
  - D) A site compound and car park have been constructed in accordance with agreed details.

Other key conditions include:

- Condition 2 - Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of grant of OPP.
- Condition 8 - The proposed residential development along the western boundary of the site shall consist of one storey dwellings only.
- Condition 9 - The Reserved Matters application shall be accompanied by the submission of light modelling for all lighting (internal and external) to levels of 0.1 lux, and the details submitted shall demonstrate that boundary hedgerows will not be subjected to illumination.
- Condition 21 - Not later than the submission of the first reserved matters following this approval, a scheme to demonstrate compliance with the Nationally Described Space Standards and demonstrating adequate external amenity space or private gardens, shall be submitted to, and approved in writing by, the LPA.

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- Condition 27 - The Reserved Matters application relating to landscaping and layout shall be accompanied by full details of how the development will achieve a 10% on-site Biodiversity Net Gain, including details for implementing the scheme and maintenance regime.

## Section 106 Agreement

The outline planning permission is subject to a Section 106 agreement, which contains the following planning obligations:

- 30% affordable housing provision, which based on a total of 68 dwellings, equates to 20.4 affordable units. The stated affordable housing tenure mix is summarised below:
  - o 65% social rented units
  - o 35% discount market units or shared ownership or a combination of both
- Education contribution – calculated by multiplying the number of open market dwellings with 2 or more bedrooms by £2,736. Assuming that all of the open market units have 2 or more bedrooms, this equates to a total contribution of **£131,328** (indexed linked).
- Healthcare contribution - **£17,000** (indexed linked).
- Off-site play facilities contribution - **£45,000** (indexed linked).
- Off site sports facilities contribution - **£72,376** (indexed linked).
- School transport contribution – calculated by multiplying the number of open market dwellings having 2 or more bedrooms by 0.15 to give the number of pupils generated by the development and multiplying that figure by £3.70 per day, by 190 days in the academic year, by 5 years payable. Assuming all open market dwellings have 2 or more bedrooms, the contribution will be **£25,308**.
- On site play provision – an equipped area of play of at least 100 sq m in size and to include at least 3 items of play equipment.
- Open Space – an area of approximately 3,065 sq m to be provided on site (including those elements which will form the SUDS and the On Site Play Provision).

## CIL

West Devon Borough Council have not adopted a CIL Charging Schedule and therefore the development is not liable to pay CIL.

## Access Road and Services

The site will be accessed through the neighbouring Wain Homes development. We have had regard to a Deed of Grant which confirms that there is no ransom position and that Wain Homes have an obligation to construct the access road through their development and up to the boundary of the subject site. There are relevant step in rights if Wain Homes do not fulfil this obligation. A summary of Schedule 1 (the rights) and Schedule 3 (Wain Homes' covenants) of the Deed of Grant is available upon request. Wain Homes must also lay service apparatus within the Estate Roads with the intent to provide connection points.

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The key timeframes are set out below as well as who bears the costs:

- **Between now and December 2024** – Wain Homes to build the Estate Roads to base course level.
- **From December 2024** – the purchaser of the subject site can build the Estate Roads and lay and connect services at their own cost (connecting the site to Fore Street) if they have not already been completed by Wain Homes.
- **From July 2025** - the purchaser of the subject site can build the Estate Roads and lay and connect services (connecting the site to Fore Street) if they have not already been completed by Wain Homes. Wain Homes must bear the cost of this.
- **Between July 2025 – July 2027** – the purchaser of the subject site can build an Adoptable Connecting Accessway at their own cost. This is defined as a single carriageway road constructed to adoptable standard together with a footpath on each side to be constructed from the Estate Roads to the subject site.
- **From July 2027** – Wain Homes must build the Adoptable Connecting Accessway at their own cost.



*View from the site towards the east*



*View towards the east and over Dartmoor*



## Tenure & Title

The site is registered as part of title number DN700693 and is owned freehold (title absolute).

The title register and plan is provided as part of the technical pack and prospective purchasers are advised to make their own enquiries in relation to these titles.

## Services

Search results from the utility providers, showing the location of services in relation to the site, is provided in the Technical Pack.

## Offers & Method of Sale

The Seller's clear preference is to sell the site on an unconditional basis.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document in the Technical Pack.

## Further Information

A Technical Pack is available at the following link and includes the documents listed below:

### [Land South of Fore Street, Lifton](#)

- Location and site plans
- Land Registry title register and plan
- Planning permission and supporting plans and documents for the subject site
- Planning documents in relation to the neighbouring site
- An affordable housing offer for the subject site
- Technical reports
- Site photographs
- Service enquiries
- Basis for submission of offers

## VAT

The land is not currently elected for VAT.

## Local Authority

The site falls within the jurisdiction of West Devon Borough Council.

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, PL19 0BZ.

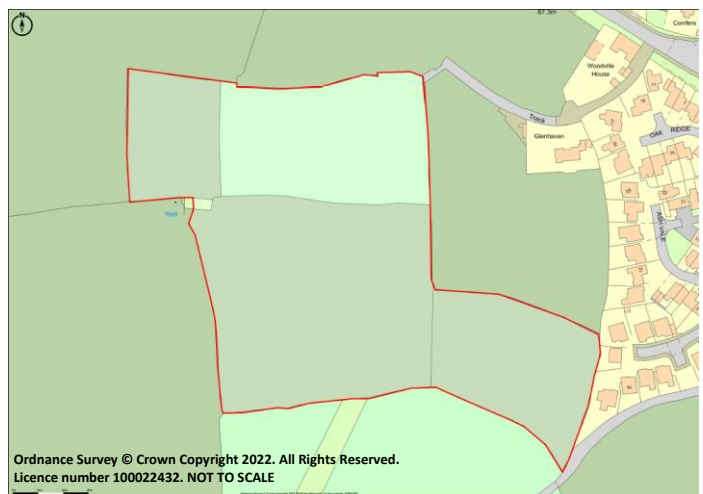
## Viewing

The land can be viewed and accessed via the field to the north, off Fore Street. Access to the site can be arranged, strictly by appointment with the sole selling agent, Savills.

Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.



Location plan – not to scale



Site plan – not to scale

## Contact

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