

Land at Lydiate Lodge, Rock Lodge Park, Lynton,

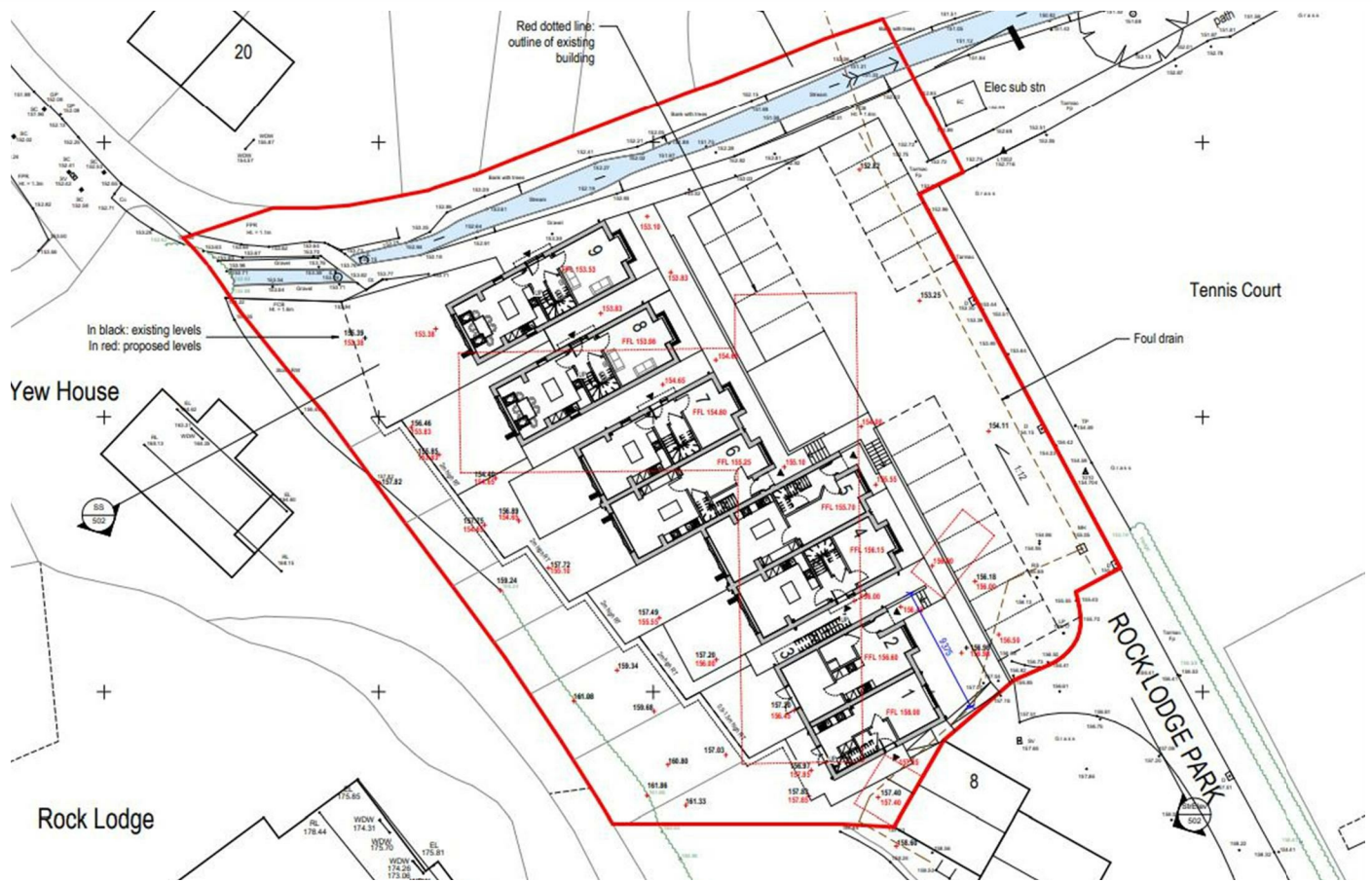
Type: Development Opportunity

- Residential Development Site
- Planning Permission for 9 Units
 - 0.58 Acre Site

viewing strictly by appointment through Symonds & Sampson Yeovil Sales office on 01935 423526

Offers In Excess Of
£400,000
Freehold





Situation

Local facilities are all within easy reach and Lynton is famously connected to its twin coastal town, Lynmouth, by the historic Cliff Railway.

Lynton, together with its twin coastal town, Lynmouth, are often referred to as "Little Switzerland". Surrounded by spectacular coastal and countryside scenery, the area is a haven for those with a love for the great outdoors and the towns boast a thriving local community. Local facilities are good and are made up of mostly local traders and businesses about to meet day to day needs. Lynmouth, with its pretty harbour, lies below the town on the coast. The wide expanse of the Exmoor National Park is literally all around. Barnstaple is the regional centre for North Devon and is about 20 miles away via the A39. South Molton lies a similar distance south and there access can be gained to the A361 (North Devon Link Road) linking with the M5 motorway at Tiverton (Junction 27). There, also, is Tiverton Parkway main line railway station with trains to London Paddington (2 hours approximately). Exeter, the county town and university city, is about 52 miles away and Bristol, via the spectacular moorland coast route, is about 80 miles away, it's airport about 72 miles.

Description

The site extends to about 0.58 acres (0.23 hectares) and enjoys a peaceful situation on the west side of the town. Rock Lodge Park is a cul de sac and not a through road. PLANNING/SECTION 106 AGREEMENT TERMS Following application to the Exmoor National Park Authority on 25 August 2021, consent was granted on 6 February 2023 for "demolition of the existing care home and the erection of 9 dwelling houses". The permission, subject to a Section 106 Agreement, provides for 3 affordable homes and 6 open market houses. Please note that the six houses (Plots 4-9), shall be the occupier's principal residence, as per planning condition

No. 4. The schedule for such is:-

- Plot 1 - 65sq m (700 sq ft) affordable 2 bedroom 2 storey semi detached house with off road parking
- Plot 2 - 38 sq m (409 sq ft) affordable 1 bedroom flat with off road parking
- Plot 3 - 72 sq m (775 sq ft) affordable 2 bedroom flat with off road parking
- Plot 4 - 115 sq m (1237 sq ft) 3 bedroom, 3 storey semi detached house with off road parking
- Plot 5 - 120 sq m (1292 sq ft) 3 bedroom, 3 storey semi detached house with off road parking
- Plot 6 - 120 sq m (1292 sq ft) 3 bedroom, 3 storey semi detached house with off road parking
- Plot 7 - 115 sq m (1238 sq ft) 3 bedroom, 3 storey semi detached house with off road parking
- Plot 8 - 132 sq m (1421 sq ft) 4 bedroom, 3 storey detached house with off road parking
- Plot 9 - 132 sq m (1421 sq ft) 4 bedroom, 3 storey detached house with off road parking

The former care home is still standing and purchasers will need to undertake the demolition. The Section 106 Agreement also provides for a financial contribution (£4731) for school transport.

PLANNING AUTHORITY: The local Planning Authority is the Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL. Tel. - All planning and Section 106 Agreement documents are available on the planning portal under the local plan reference R231 20 201A or by accessing the following link.

Please go to the following link and type 62/41/21/024 in the search box:

<https://planning.agileapplications.co.uk/exmoor>

Services

Mains services are believed to be available but all interested parties should satisfy themselves fully as to such availability.

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