



SITE ENTRANCE

Unexpectedly back on the market
Residential Redevelopment Site OPP 29 Units
Chuley Road, Ashburton, Devon, TQ13 7DQ
FREEHOLD FOR SALE GUIDE PRICE £800,000 +

WAYCOTT'S
Property Professionals Since 1878

Offers invited for the freehold interest Guide £800,000 +

Situation

The Chuley Road site is located to the south of the centre of Ashburton.

Ashburton is located in the heart of South Devon and is situated within the Dartmoor National Park yet is still only 25 minutes' drive from the South Devon Coast. It lies alongside the A38 almost equidistant between the cities of Plymouth and Exeter making it easily accessible from the Motorway network.

Planning

Work on the original masterplan by Dartmoor National Park for this site and its immediate area was halted as of 1st April 2016.

That Masterplan draft suggested a development of 25 houses 8 Flats and a public car park for this particular site .

Once the masterplan was abandoned the DNPA advised landowners that they were now at liberty to submit individual planning applications, also confirming that DNPA would be prepared to accept an outline consent so long as it was accompanied by layout and illustrative plans. Outline consent has now been approved – 0332/19 for 29 units (23 houses and 6 flats) with S106 terms agreed as follows:

- Provision of at least 7 affordable dwellings
- Provision of at least 7 publicly available car parking spaces
- Education Contribution of £85,325
- Review mechanism to allow for reassessment of construction costs (viability)

There is no CIL on this development. Dartmoor National Park have not adopted CIL .

Proposal

We are inviting offers for this valuable freehold site with a guide price of **£800,000 +**

NO JOINT VENTURES OR SIMILAR SCHEMES WILL BE ENTERTAINED — CASH SALE ONLY

Viewing

Please note that the site was cleared by the previous occupiers and aextreme care should be taken whilst inspecting.

The plan clearly defines the area for sale edged in red. The area in blue is also owned by our clients and is to be retained

Find the site easily using:-

<https://what3words.com/feel.dictation.branching>

For further information please contact:



WAYCOTTS CHARTERED SUVEYORS

01803 403060

Attn. Nick Wheeldon MRICS or

Clare Powlesland BA Hons

Or Joint Sole Agents



BEARDSLEY THEOBALDS

01392 253071

Attn. Roger Mundy or Charles Webb

