AVISON YOUNG

For Sale

Land at Four Cross, Paignton Road
Stoke Gabriel
Totnes, Devon
TQ9 6QB

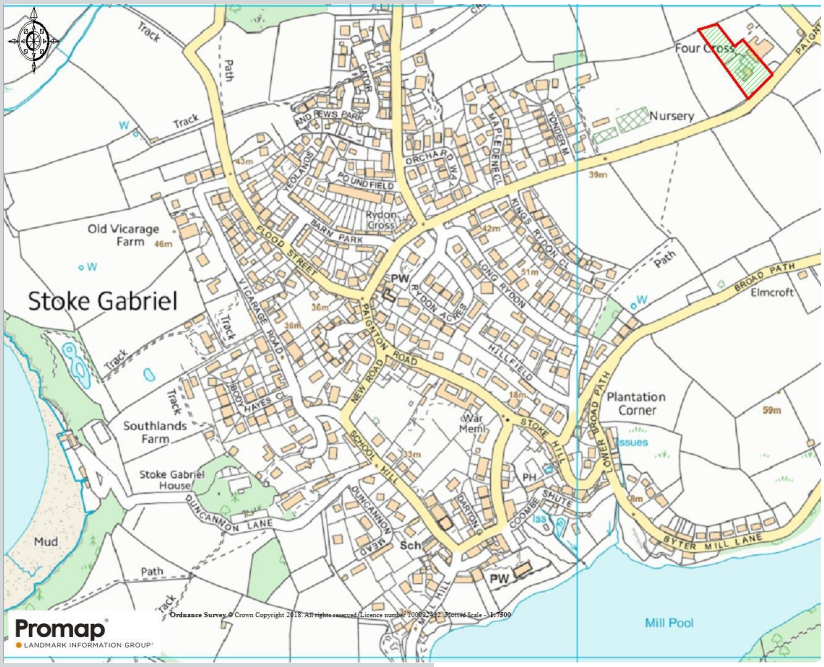
October 2020

08449 02 03 04
avisonyoung.co.uk/13914

Highlights

- Freehold
- Outline planning permission for nine open market dwellings
- Off-site Affordable Housing contribution
- Popular, rural village location

Subject to Contract



Location

Stoke Gabriel is a village of c.1,100 people located on the River Dart in Devon.

The village is within the South Hams administrative area, 3 miles to the west of Paignton, 26 miles to the east of Plymouth 25 miles south of Exeter.

The site is situated to the east of the village, less than a 10 minute walk to the centre which contains shops, a post office, pubs and a restaurants.

The popular village sits next to the Mill Pool which links to the River Dart and to the sea, via Dartmouth.

Description

- A broadly rectangular site extending to 0.51 Ha (1.27 ac).
- Outline planning permission granted at appeal for nine open market dwellings (0011/16/OPA).
- Located to the east of the village with easy access to Paignton, Totnes and Dartmouth.
- Located within the South Devon Area of Outstanding Natural Beauty (AONB) but outside of the Stoke Gabriel Conservation Area.
- Opportunity for a high-quality development.

Services

We understand that all mains services are available to the site, however prospective bidders should satisfy themselves of the availability and capacity of these services.

Planning

Outline planning permission was granted at appeal for a development of nine open market dwellings (Appeal ref: APP/K1128/W/173179884).

A revised permission was granted in October 2019 under planning ref: 3138/17/OPA for a time extension.

The permission allows for a density of 23 dph (9.3 dpa) but does not specify unit type.

Affordable Housing, open space and Secondary Education Transport Contributions are required under the signed s.106 agreement alongside the obligation to enter into the necessary highways agreement to secure the provision of an off-site footway.

Method of Sale

The property is being sold by informal tender with bids to be submitted to Daniel.rich@avisonyoung.com by **5pm on Thursday 26th November 2020**.

An information pack is available on request

Offers

Unconditional offers are sought in the region of £900,000.

Viewings

The site is secure and viewings are strictly by appointment with the Sole Agent, Avison Young

VAT

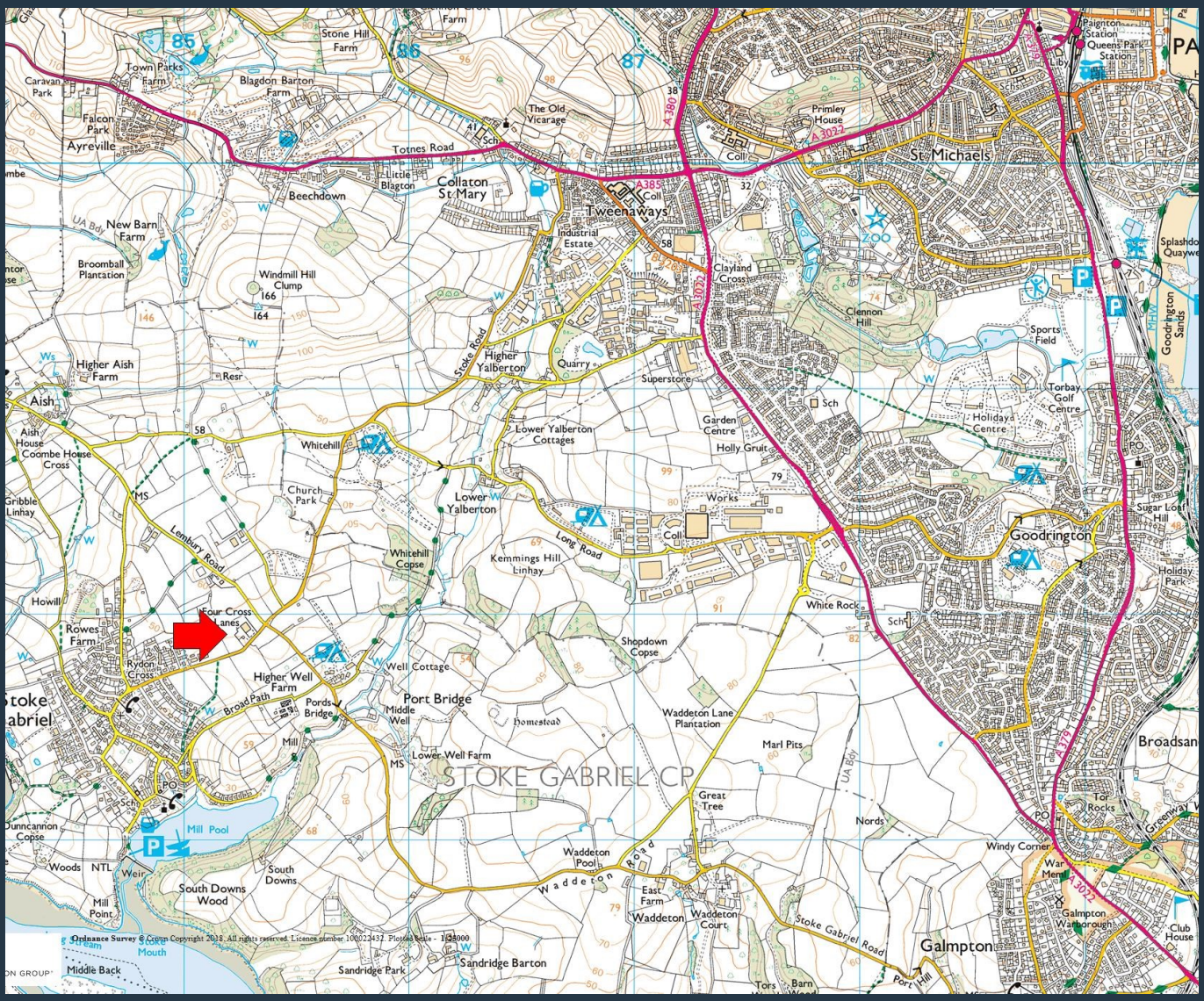
The site is elected for VAT

Tenure

The site is held freehold

Contact

Daniel Rich MRICS
0117 988 5332
Daniel.rich@avisonyoung.com



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