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Development site Town Farm



Access to A30 2 miles. Okehampton 6 miles. Launceston 15 miles.

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## A Residential Development Site with Outline Planning Permission for up to 24 Dwellings.

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- Greenfield Site
- Overall 2.59 acres.
- 60% Open Market 40% Affordable Units
- Edge of Village Location
- Wonderful Rural Views
- Popular Village

Offers In Excess Of  
£700,000



### SITUATION

The land is situated on the edge of the popular small village of Bridestowe, which has a good range of local facilities including churches, primary school, pre-school, pub, village hall and convenience store/Post Office. The land backs onto farmland and many of the properties will enjoy rural views and woodland. The site is accessed off Town Meadow, a modern housing development

### DESCRIPTION

This interesting green field development site offers purchasers a site with potential for a good mix of property types and sizes. The Planning Application includes an indicative scheme comprising 24 dwellings. The mix included three 1 Bed and two 2/3 Bed bungalows as well as seven 2 Bed, eight 3 Bed and four 4 Bed houses. The precise mix is to be determined at the Reserved Matters stage.

Of the dwellings, 60% will be open market and 40% approx will be affordable. The proposed scheme is accessed from Town Meadow to the southeast.

### PLANNING PERMISSION

West Devon Borough Council granted Outline Planning Permission on the 3rd December 2018 for the development site, being for up to 24 dwellings. Reference: 2472/17/OPA. Copies of the Planning Permission and other relevant documents are available from Stags or can be accessed via drop box using link <https://www.dropbox.com/l/scl/AAC8z8YzIBHQLg3O9zJAhlMf8Dfk0xMS6qY>

### SECTION 106 AGREEMENT

The Section 106 Agreement includes the

following obligations:

- Affordable housing. 40% of the dwellings are to be affordable
- Education - £100, 515.
- Open Space, Sport and Recreation - £41,134.

The Section 106 contributions in total are approximately £141,649 excluding indexation.

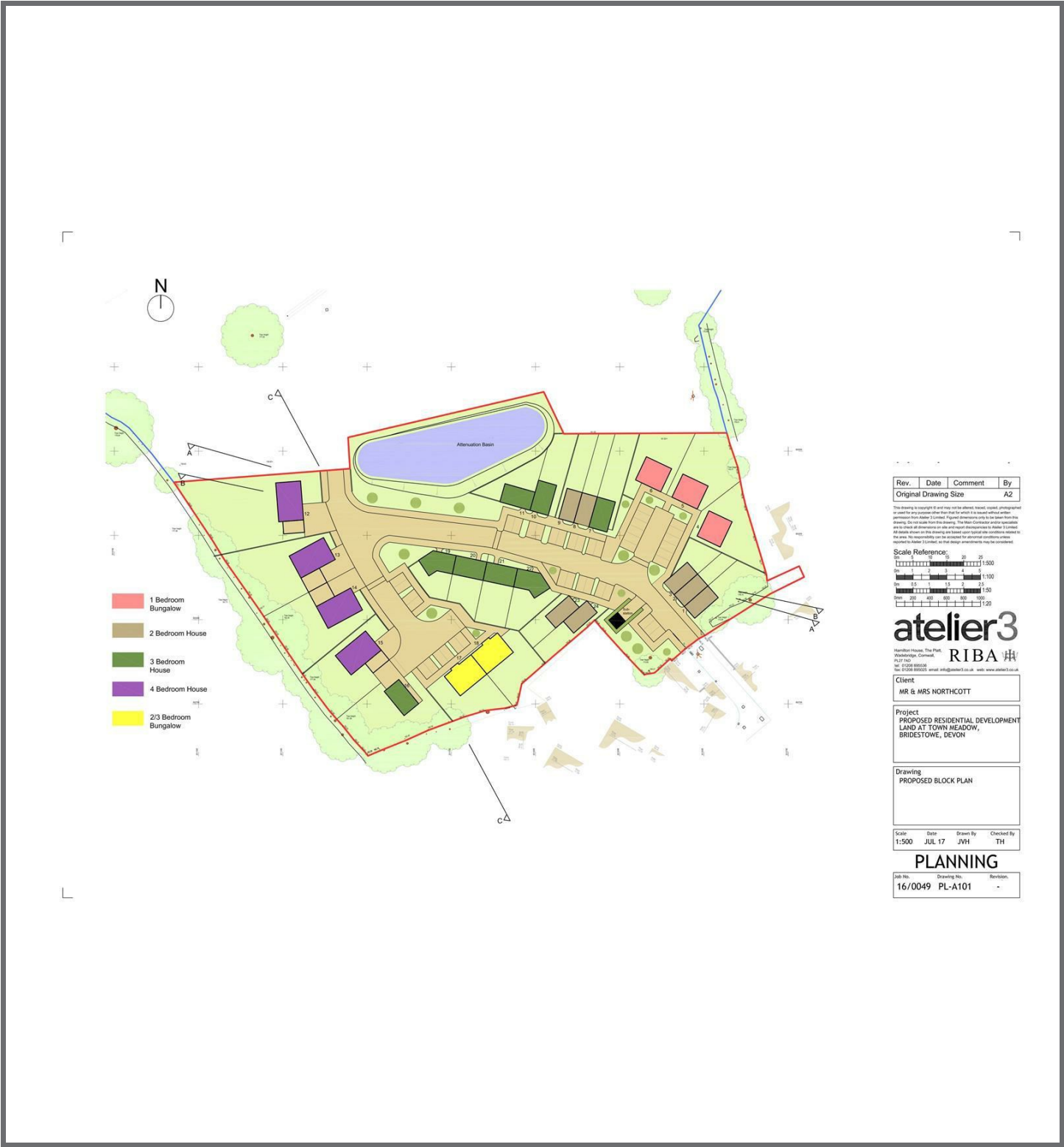
A copy of the Section 106 Agreement with more detail is available from the agents.

### SERVICES

All mains services are available nearby or on site, with the exception of gas. All interested parties must make their own enquiries of the relevant statutory utility providers.







These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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