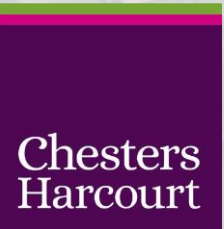




Care Home Site Forming part of the Tiverton East Urban Extension  
Outline Planning Consent in place

Land off Barberry Way, Blundell's Rd, Tiverton, Devon ([Google Maps](#))



Illustrative site plan

## EXECUTIVE SUMMARY

- Outline planning permission for a Care Home
- Fully serviced and level site with area of 1.38 acres (0.56ha)
- Strong road frontage along two boundaries
- Good infrastructure links and proximity to surrounding population
- Located within sought after neighbourhood
- For sale by Informal Tender, bid deadline to be confirmed.

## LOCATION

The land off Barberry Way is located on the eastern side of the popular and historic town of Tiverton in Mid Devon. The town has a population of circa 22,000 and is extremely well located being only 4.3 miles from junction 27 of the M5 motorway. As a result easy access is afforded to nearby settlements including the Cathedral city of Exeter to the south and Taunton which is the County town of Somerset to the north. The A361 North Devon Link road runs immediately to the north of the town and this provides access to the North Devon coast and towns such as Barnstaple and Bideford.

Tiverton has a wide range of facilities located within the town centre and there are also numerous amenities on the outskirts.

Tiverton has a mainline railway station which provides access to both Exeter and Taunton and thereafter to London.

## THE SITE

The subject site sits within the Tiverton East Urban Expansion (TUE), a new Garden Community. The property that is being offered for sale comprises a fully serviced and level parcel of 1.38 acres (0.56ha).

The immediate surrounding area is made up of good quality housing stock and Tiverton Golf Course is also located close by.

To the east of the site there is existing residential stock, to the south is the land designated as a Neighbourhood Centre due to include foodstore, café, community centre, primary school etc.



To the north will be newbuild housing through which access to the care home site will be achieved. To the west is Barberry Way and further newbuild housing.



## PLANNING

The property forms part of the TUE which is an allocation within the Adopted Mid Devon Local Plan. The site sits within Area A of the TUE which has the benefit of outline planning permission for residential led development together with a care home granted by Mid Devon District Council Reference no: 14/0881/MOUT.

It is recognised that the location of the care home and all other details will need to be confirmed by reserved matters approval.

## DESIGN

A Design Document for the Care Home scheme will govern the appearance of any development taking place on the parcel. This is not a formal planning document but one which has been procured by the seller. Purchasers will be contractually bound to submit a reserved matters approval taking into account the broad parameters set within the Design Document.

Prospective purchasers will need to provide details of their proposed development as part of any offer to purchase.

## TENURE

The property is freehold and is not encumbered by any covenants or restrictions that preclude development.

## METHOD OF SALE

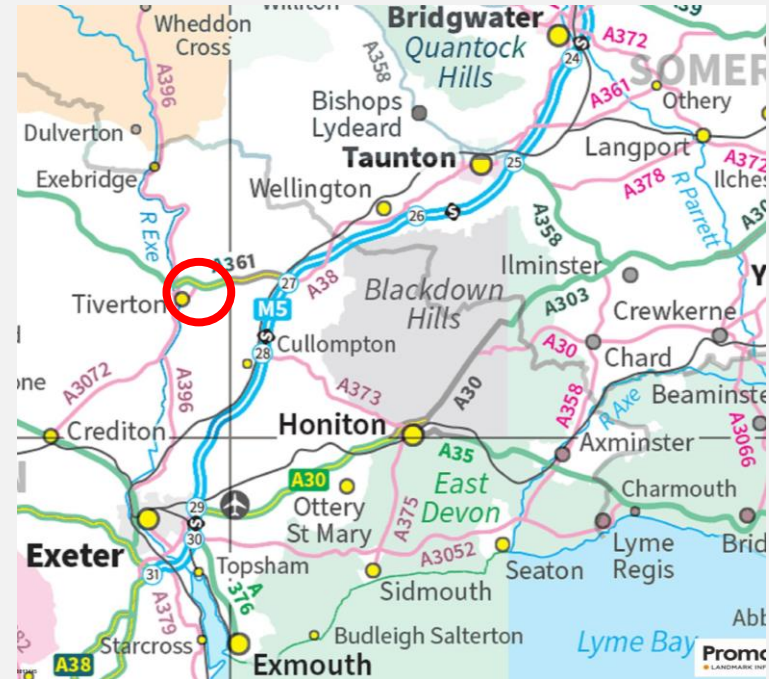
Offers are invited on an Informal Tender basis at a date to be advised.

## SERVICES

It is believed that full services are available

## DATA PACK

A data pack including a full suite of documents on which to formulate an offer, including a topographical survey and the Design Document, can be made available on request.



## FURTHER INFORMATION

For any further information please contact:

Jamie Willis MRICS  
07867 505802  
Jamie.Willis@chestersharcourt.com

Nigel Jones FRICS ACIARB  
07775 805878  
Nigel.Jones@chestersharcourt.com