

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Rolle Road, Great Torrington, Devon, EX38 8AX



FOR SALE



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Land at Rolle Road, Great Torrington,
Devon, EX38 8AX



- ◆ New build residential development opportunity with commercial element
- ◆ No affordable housing provision
- ◆ Planning permission granted for 155 dwellings over 19.98 acres
- ◆ Potential for an additional 18 dwellings over an additional 1.33 acres
- ◆ 4,741 sq ft of retail and 7,535 sq ft of commercial accommodation
- ◆ For sale by Joint Administrators

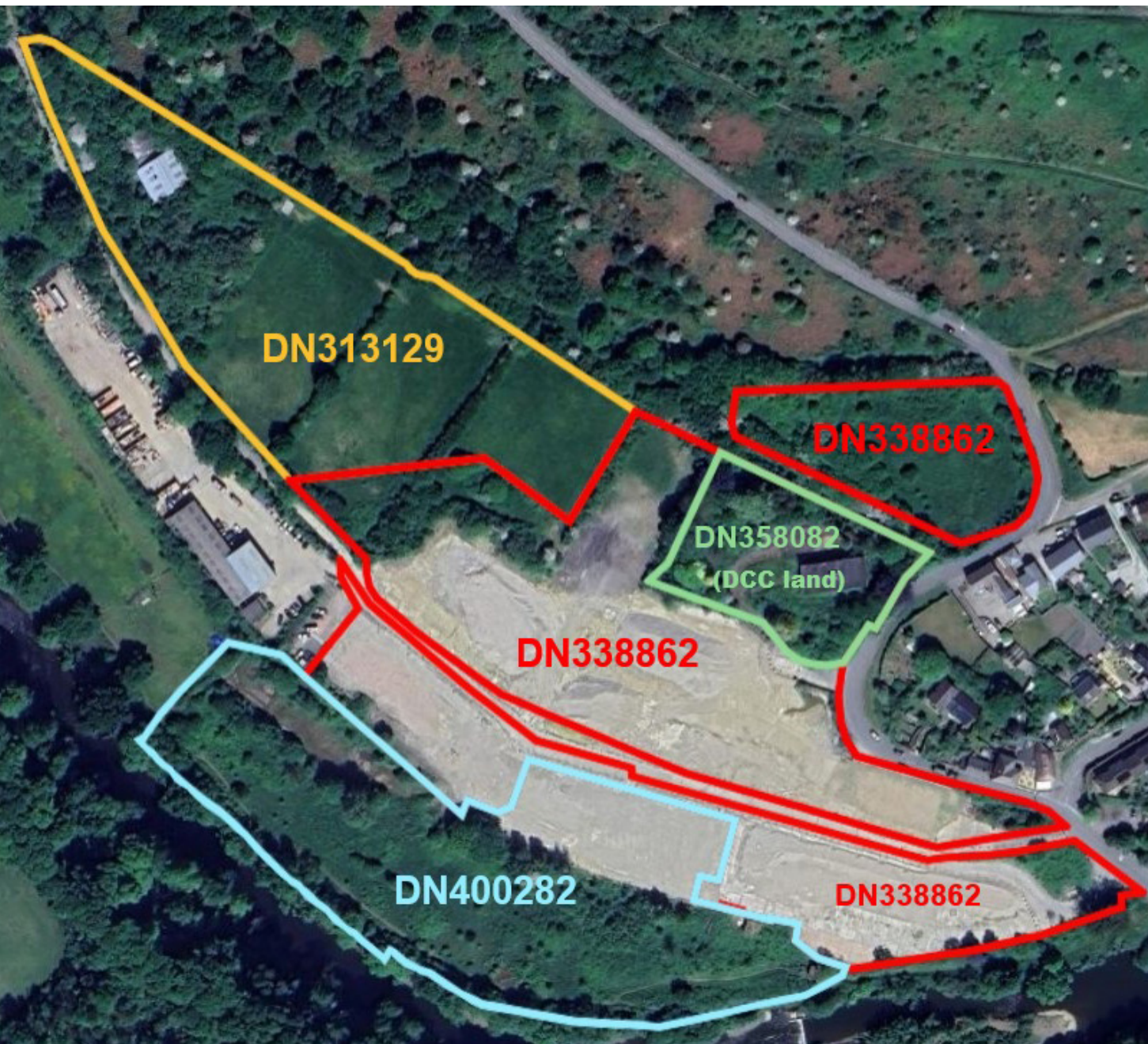
LOCATION

The property is located on Rolle Road on the southwest side of the historic market town of Great Torrington, Devon. Rolle Road leads north west to the A386 and east towards the B3227.

The property is located approximately 6 miles south of the town of Bideford and approximately 11.5 miles south west of Barnstaple.

The closest train station is located in Barnstaple railway station, which is served by the Great Western Railway train line and provides a train service line to Exeter St Davids and Exeter Central (which have service lines to London Paddington and London Waterloo respectively) in the shortest journey time of approximately 2 hours. Okehampton train station is also located approximately 20 miles south of the property and provides a service line to Exeter St. Davids and Exeter Central in the shortest journey time of approximately 35 minutes.

There are also regular bus services within Great Torrington providing routes to Barnstaple, Okehampton and Exeter.



PLANNING

The property has been granted planning permission for 155 open market dwellings and commercial accommodation, with potential for a further 18 dwellings with the inclusion of the additional land mentioned below.

The key applications are summarised below:

Application no.	Description	Proposed
1/0528/2020/ REMM	Former Creamery	71 dwellings Mix of 1-bedroom apartments and 2 & 3 bedroom houses 4,741 sq ft of retail accommodation
1/0526/2020/ FULM	Former Torridge Vale land	19 dwellings Mix of 2 & 3 bedroom houses
1/1231/2018/ OUTM	South West Water land	52 dwellings Mix of 2 & 3 & 4 bedroom houses 7,535 sq ft of commercial accommodation
1/0039/2016/ OUTM	Northern land	13 dwellings Mix of 2 & 3 bedroom houses
1/0524/2020/ FULM	Highbridge House land	18 dwellings (Land owned by Devon County Council)

DESCRIPTION

The property comprises 19.98 acres of land registered under three titles. A purchase has been agreed and is in legals with Devon County Council regarding the acquisition of a further 1.33 acres of land adjacent to the site.

TENURE

The property is held freehold under three title numbers: DN338862, DN400282, DN313129.

The additional 1.33 acres is held under title number DN358082.



ACCOMMODATION SCHEDULE

A schedule of the site's consented accommodation is set out below:

Torridge Vale Site - 1/0526/2020/FULM

Type	Units	Sq ft
Residential	19	17,661

Southern Site - 1/0528/2020/REMM

Type	Units	Sq ft
Residential	71	61,546
Commercial (Retail)	4	4,771

SWWSite - 1/1231/2018/OUTM

Type	Units	Sq ft
Residential	52	51,080
Commercial (B class)	2	7,535

Northern Site - 1/0039/2016/OUTM

Type	Units	Sq ft
Residential	13	18,710

Devon CC, Highbridge House - 1/0524/2020/FULM

Type	Units	Sq ft
Residential	18	7,877

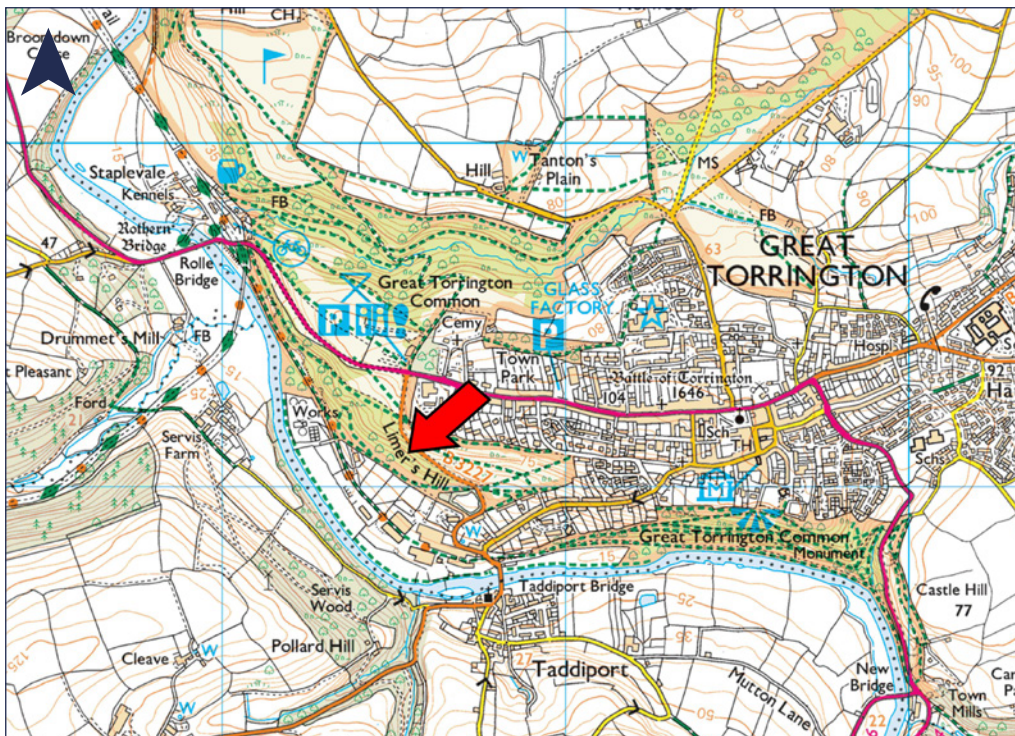
Total

Type	Units	Sq ft
Residential	173 (155 excluding the DCC land)	156,874 (148,997 excluding the DCC land)
Commercial	6	12,306

A full list of plans can be accessed within the dedicated Data Room. Please request access from the contacts in this brochure.







FURTHER INFORMATION

Price

Price on application.

Legal Costs

Each party is responsible for their own legal costs incurred throughout.

Viewings

Strictly by appointment only.

Data Room

Please request access to the Data Room from the contacts in this brochure.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/ funders/lessee.

Sale by Joint Administrators

The property is offered for sale on behalf of Phillip Harris and Steven Williams as Joint Administrators of Waterside Construction Southwest Limited & Valley Estates Southwest Limited.

The Joint Administrators offer no title or collateral warranties associated with this property or transaction. The Joint Administrators, their agents and representatives act without personal liability.



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Subject to Contract

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