



# C J H L A N D

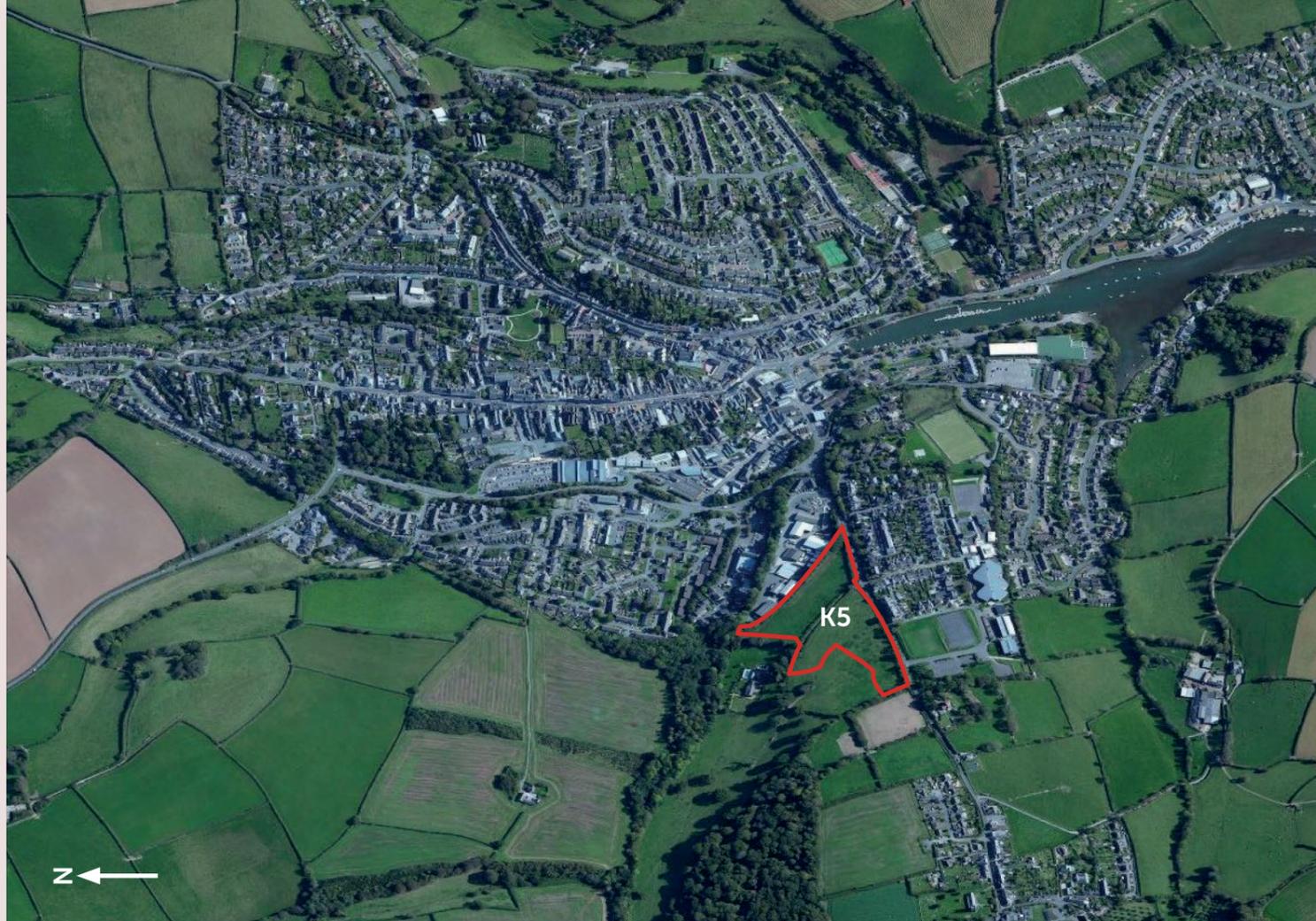
DEVELOPMENT & LAND AGENCY

## FOR SALE

### RESIDENTIAL DEVELOPMENT SITE

Outline planning permission for 60 dwellings  
plus 0.5 hectares of employment space

**Kingsbridge, South Devon**



## LOCATION

The bustling market town of Kingsbridge lies within the heart of the South Hams district of Devon. The town has a population in excess of 6000 and lies at the northern end of the Kingsbridge Estuary. It is the third largest settlement in the South Hams, following Ivybridge, the largest town and Totnes.

With stunning countryside surrounding the area and the popular sailing town of Salcombe nearby, the community of Kingsbridge has plenty to offer locally. Kingsbridge has excellent local schools, primary and secondary, with Kingsbridge Community College directly opposite the access for the site.

There is a variety of good local shopping facilities, both boutique and larger supermarkets within close proximity to the site as well as South Hams Hospital Kingsbridge on the north west area of the town.

The A38 is within thirty minutes providing access to the west and south west as well as the M5 to the north.

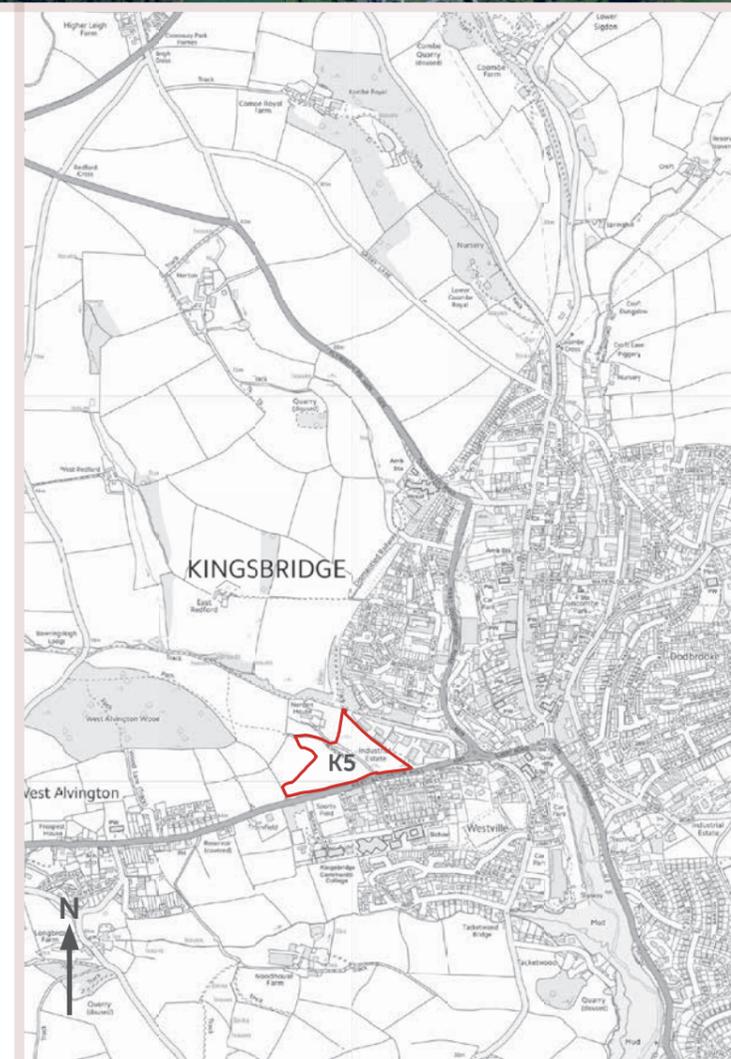


## THE SITE

Site K5 has the benefit of outline planning permission for 60 dwellings plus 0.5 hectares of employment space.

The application site area for K5 comprises 3.2 hectares (7.91 acres) of land. The site is close to the town centre and is accessed directly off West Alvington Hill.

There land is currently agricultural fields and slopes down to the north, from its highest point at the junction with West Alvington Hill.



# PLANNING

## K5

Outline planning permission was granted on 27th July 2015 for the following development:

*"Outline Application (with all matters reserved except access) for erection of up to 60 dwellings, 0.5 hectares (1.235 acres) of employment land, 2.no. vehicular access, open space, play provision and drainage."*

The application site comprises 3.2 hectares (7.91 acres) of land, which includes highway land required to provide access to the site from the adopted highway at West Alvington Hill through works under the Highway Act. The Section 106 Agreement identifies 0.5 hectares (1.235 acres) of land for employment provision; 0.1 hectares (0.247 acres) of land for play provision; and 0.26 hectares (0.64 acres) for "other public open space". The remainder of the land will deliver up to 60 dwellings and delivery of the access road. Of the approved dwellings 18 shall be delivered as affordable housing (70% social rented, 30% shared ownership) pursuant to the Section 106 Agreement.

The application was submitted by Pegasus Group of Bristol (Tel: 01454 625945 Ref: Jim Tarzey / Elizabeth Fowler).



- |                                  |   |                            |
|----------------------------------|---|----------------------------|
| APPLICATION BOUNDARY             | SHARED SURFACE/PARKING COURT                  | CONTOURS (1M INTERVALS)    |
| LAND WITHIN APPLICANTS OWNERSHIP | INDICATIVE BUILT FORM                         | TREE ROOT PROTECTION ZONES |
| DPD BOUNDARY                     | KEY FRONTAGE - SPECIAL ARCHITECTURAL RESPONSE | EXISTING RIGHT OF WAY      |
| PRIMARY ACCESS ROAD              | EXISTING VEGETATION                           |                            |
| FOOTPATH                         | PROPOSED VEGETATION                           |                            |





## METHOD OF SALE

K5 is offered for sale by way of an Informal Tender. Written offers are to be submitted to the offices of CJH Land Limited, marked for the attention of Mr C Glover. Offers will be due by no later than **noon on Friday 5th February 2016**. Proposals will be considered if sent by post or email ([chrisglover@cjhland.co.uk](mailto:chrisglover@cjhland.co.uk)).

## VIEWING

The site can be viewed along the public footpath off West Alvington Hill. If prospective bidders wish to walk the site, we would request that you contact the agents to make formal arrangements.

### DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
  2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.
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## INFORMATION DISC

A full technical pack of information has been included within this brochure and is incorporated on the attached disc: This includes the following:

- Site Location Plan
- Indicative Masterplan
- Design & Access Statement
- Flood Risk Assessment
- Planning Decision Notice
- Signed S106 Agreement
- Full Boundary & Topographical Survey
- Services & Utility Reports

## CONTACT

### Chris Glover

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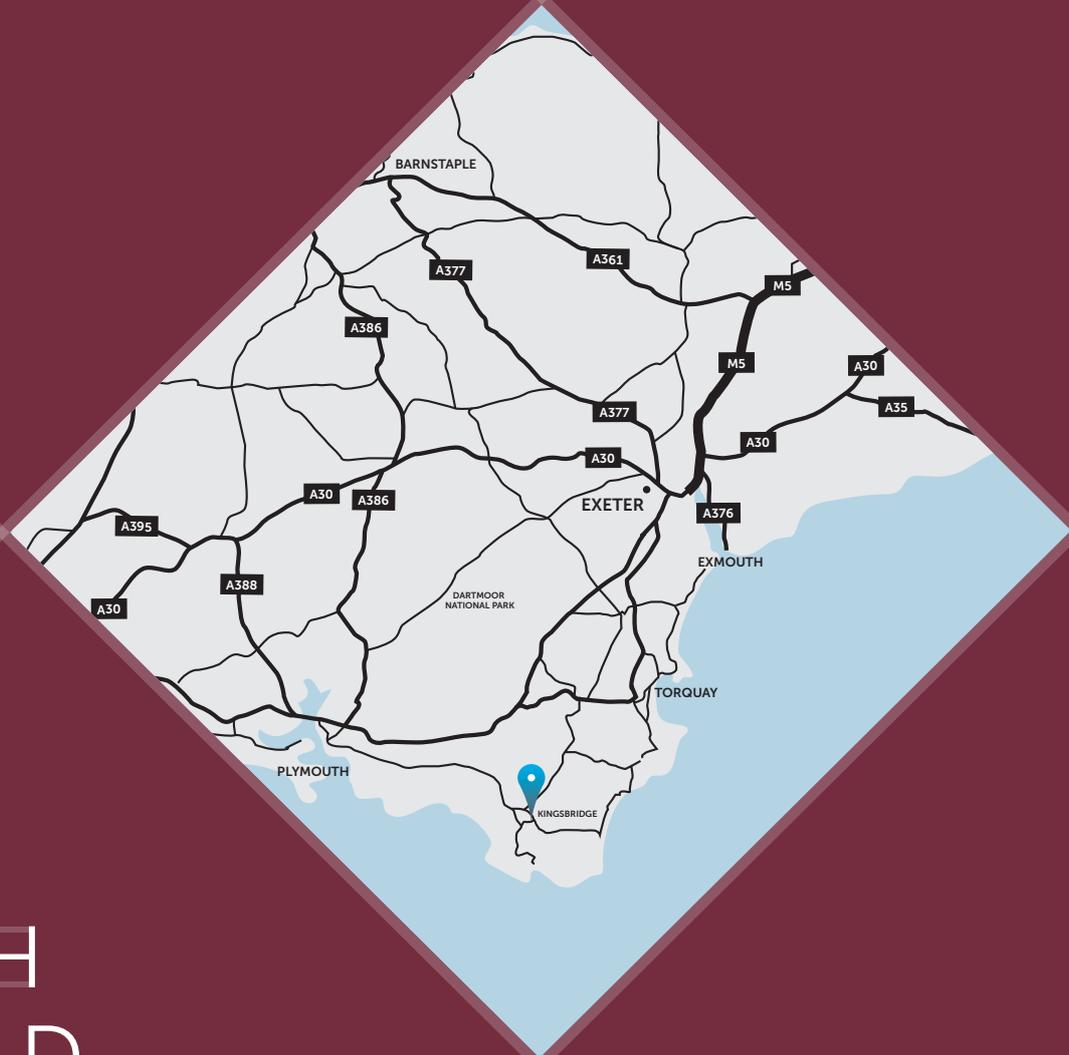
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### Simon Parks

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# C J H LAND

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