

FOR SALE

Listers
PROPERTY CONSULTANTS

Residential Development Site

Gunns Yard, North Street, Okehampton EX20 1AR

Approx 1.2 acres / 0.48ha - 26 Units (stpp)



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www.listers.uk.com

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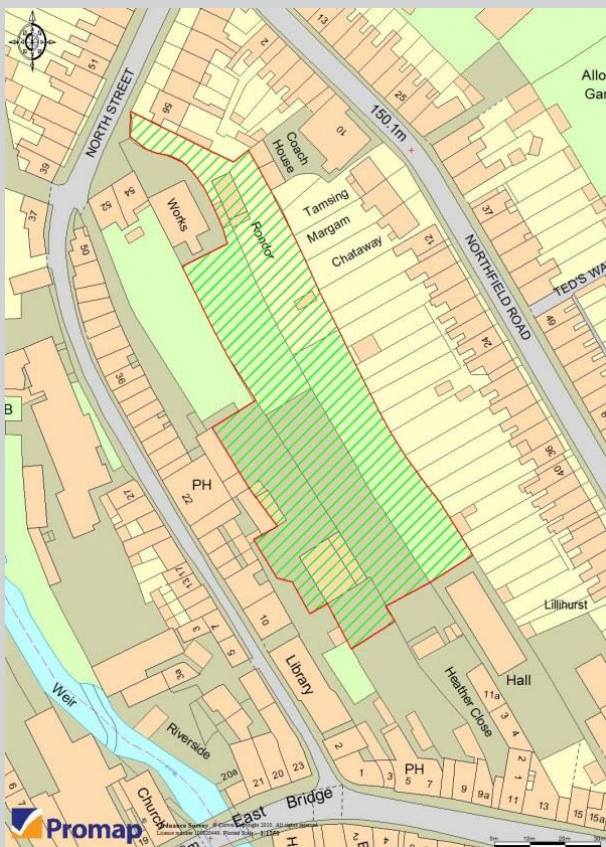
Location

Okehampton lies approximately 24 miles west of Exeter and the M5 motorway accessed via the A30 dual carriageway. Plymouth is 30 miles to the south. The town is situated on the northern edge of the Dartmoor National Park in beautiful countryside and enjoys a good variety of shops, a larger supermarket schools and a hospital.

The site is central to the town and a Waitrose supermarket, while enjoying seclusion from traffic. The land is accessed via North Street, an adopted highway and via a secondary access adjacent to the public library.

Description

A level and partly cleared town centre site of approximately 1.2 acres / 0.48 hectares which may suit residential development or specialist care providers.



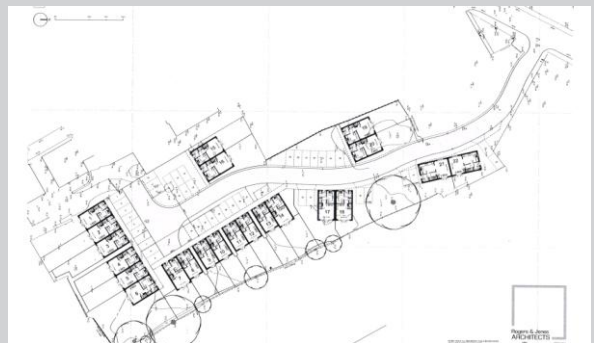
Services

Mains services are supplied. Further details are available upon request.

Planning

An application for development of 32 residential units was dismissed on appeal in 2008. The results of the appeal may be considered encouraging and a similar development revisited. Appeal ref: APP/Q1153/A/07/2055498. Outline planning permission was granted on appeal for a 60 bedroom care home in landscaped gardens with 16 car parking spaces. Further details are available on request.

Our client has produced a new 26-unit residential scheme for 18 new houses and 8 flats, each with parking. It is believed that neither affordable housing nor S106 contributions will be needed. We understand the GDV is £4.0-4.5m.



Tenure & Terms

The property is offered freehold with vacant possession, by private treaty on a conditional or unconditional basis.

A guide price of £800-900,000 is sought for conditional offers.

Local Authority

The property falls within West Devon, outside the Dartmoor National Park.

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ Tel: 01822 813600

Viewing

Accompanied inspection is recommended and Listers can arrange for the site owner to meet and discuss more details of the opportunity.

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