

DAWLISH—CONSENTED SCHEME WITH PRIVATE GARDENS & CAR PARKING

alder king

PROPERTY CONSULTANTS



**CONSENTED
DEVELOPMENT SITE
FOR 15 - 7 Houses &
8 Flats**

**Land at Gatehouse Farm
Secmaton Lane
Dawlish
EX7 0EN**

**0.5 acres
(0.2 ha) approx**



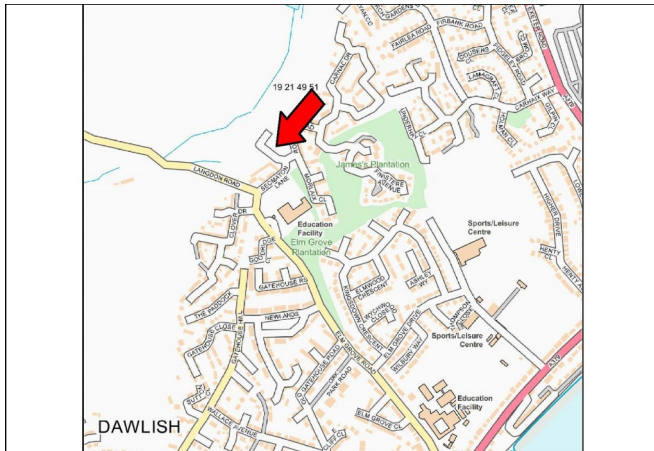
Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX7 0EN

Location

Dawlish is an English seaside resort town and civil parish in Teignbridge on the south coast of Devon, 12 miles from the county town of Exeter and from the larger resort of Torquay. Its 2011 population of 11,312 was estimated at 13,355 in 2019. It was expected to grow further as several housing estates were under construction, mainly in the north and east of the town. It had grown in the 18th century from a small fishing port into a well-known seaside resort, as had its near neighbour, Teignmouth, in the 19th century. Between Easter and October the population can swell by an additional 20,000, largely in self-accommodation, caravan, camping and holiday parks.

The Site

The site lies on Secmaton Lane, north of Dawlish. The site is very close to the local school, has good links with recreational facilities and borders established residential areas. In addition the site lies within an area that is proposed for major development in the Teignbridge Local Plan 2013-2033.



It adjoins the development of the original gatehouse farm

site and lies between Gatehouse Primary School; land to the north of the school approved for residential development; and land to the north west allocated in Teignbridge LDF Core Strategy Preferred Options 2012 for a mixed Use Development.

Planning

The site has planning consent for 15 houses (8 flats and 7 houses) with associated parking and gardens. The Planning Consent app ref no. 18/01727/MAJ was granted as of 23 September 2020 and has 18 conditions attached. www.teignbridge.gov.uk

- 6nos. 2 bed flats
- 2nos. 2 bed affordable flats
- 7nos. 3 bed houses

Total 15

\$106/Cil

The GIA Development is proposed at 889.36 m² producing a Cil liability of 105,644.06 (£85.00 per m² — inflationary on BCIS).

The developers obligation was signed as at 05 August 2020 and is contained in the Sharefile link.

- £3,561 Cirl Bunting
- £12,000 Habitats Regulation
- £68,089.71 Play Space Contribution
- £13,500 Watercourse Contribution

Total £97,150.71 in contributions.

Affordable Housing

- Two (2) Affordable rented—1 bed, 2 person flats at 80% of open market rent.
- One (1) Intermediate affordable—3 bed, 4 person at 75% shared equity.

One of the affordable rented shall be wheelchair accessible.

Services

We are advised that all main services are available to the site and confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

The purchaser will be able to connect into the public sewer with the vendor reserving the right to use the sewer for the adjacent barns. The sewer will be subject to adoption as it's not currently formally adopted. The vendor will seek an obligation to get the sewer adopted in the future which can be done when the nearby sewer is out of maintenance period following completion of the Cavanna scheme.

Proposal

Offers are sought for the freehold interest in the consented site title number DN594780.

alder king

PROPERTY CONSULTANTS

Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX7 0EN

Price

Offers in the region of £675,000.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

References

Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

Technical Information Pack

A comprehensive pre-construction pack is available with confirmation that piled and shallow ground solution foundations are required.

A Sharefile link with full technical and design information on the site is available on request.

- Flood risk assessment.
- Geotech including ground investigation survey.
- Ecological survey.

To request the link to the data room please email jsandford@alderking.com.

alder king

PROPERTY CONSULTANTS

Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX2 0EQ

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

This site is not elected for VAT and therefore no VAT will be payable on the purchase price.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

Scott Rossiter

01392353089

srossiter@alderking.com

Ref: CSR/JAS/95938

Date: September 2021

alder king

PROPERTY CONSULTANTS

Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX7 0EN



alder king

PROPERTY CONSULTANTS

Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX7 0EN



alder king

PROPERTY CONSULTANTS

Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX7 0EN



alder king

PROPERTY CONSULTANTS

Land at Gatehouse Farm, Secmaton Lane, Dawlish, EX7 0EN

