



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

### RESIDENTIAL DEVELOPMENT LAND FOR SALE

#### Land at Pitt Hill, Shebbear, Beaworthy, Devon, EX21 5RU

- Freehold development land for sale - offers in the region of £1.35 million
- 3.3 acres (1.34 hectares) of residential development land with outline planning permission for 30 dwellings (30% to be affordable) subject to S.106
- Planning application number 1/0973/2016/OUT on the Torridge District Council website <https://www.torridge.gov.uk/plans>
- Popular village location of Shebbear with a range of local amenities including two schools, pub, church, village shop, post office, B&Bs and village hall
- Approximately 17 miles from the A30 main road, 13.5 miles from Bideford, 22 miles from Barnstaple, 40 miles from Exeter and 53 miles from Exeter Airport

Viewing by prior appointment with:

**Tim Smart**

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[scp.uk.com](http://scp.uk.com)

## Location

The land is situated just off the main square in the centre of Shebbear. The village of Shebbear offers a range of local amenities including a pub, church, village shop, post office, B&Bs and village hall. There are two schools, one community primary school and Shebbear College, an independent day and boarding school for ages 3 to 18. The land is approximately 22 miles from Barnstaple, 40 miles from Exeter and 53 miles from Exeter Airport. The A30, the main road which connects Devon and Cornwall, is 17 miles away and Dartmoor National Park is approximately 18 miles away. In 2019 Shebbear had an estimated population of 724.

## Description

The residential development land with outline planning permission comprises gently sloping grassland and extends approximately 3.3 acres (1.34 hectares). Please see Planning section below on this brochure for further information.

## Tenure

Freehold residential development land for sale - offers in the region of £1,350,000.

## Planning

Outline planning permission for 30 residential dwellings was granted by Torridge District Council on 27 July 2018 under planning application number 1/0973/2018/OUT.

30% of the 30 dwellings are to be affordable. A section 106 agreement with Torridge District Council dated 12th July 2021 has been entered into, which requires an Education Transport Contribution of £11,970. Prospective purchasers are advised to contact Torridge District Council in respect of any specific planning enquiries or more information on 01237 428 700.

## EPC

The EPC rating is not applicable in this instance.

## VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## Services

We understand that mains electricity, water and drainage are within close proximity to the land. However, these services have not been tested by the agents. Interested parties should make their own enquires.

## 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 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

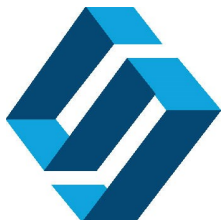
## Rateable Value

The rateable value is not applicable in this instance. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable.

**Cornwall Office:** Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



## Photos



*Land Facing East*



*Land Facing South*



*Land Facing North*



*Land Facing West*



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## Map of Cornwall and Devon



Red arrow locating Shebbear, Devon

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