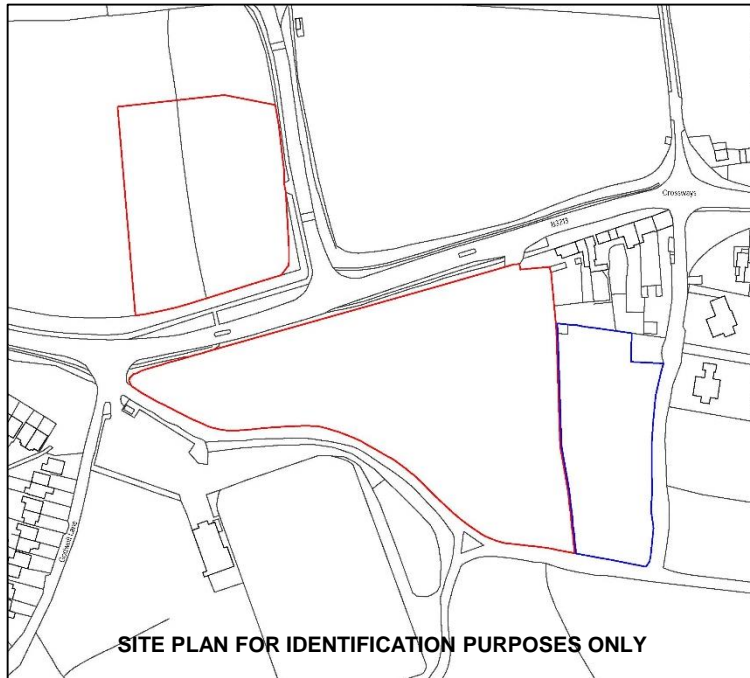


FOR SALE

Mixed Use/Employment Development Opportunity

Ivybridge: Land off Rutt Lane, PL21 0PL



Mixed use development land with outline planning permission

- Freehold
- Circa 2.6 ha (6.42 acres), sold separately subject to demand.
- Outline planning for mixed use including A1 retail, B1 & B8 employment, C2 care residential and D1 health centre (LPA Ref. 57/2472/14/0) and forming part of a larger development comprising approximately 198 no. dwellings, which has been sold separately.
- Established residential area to the east of the town centre with good access (with new road / services infrastructure to be installed) and close to park & ride rail station.

January 2021

Contact:

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SUBJECT TO CONTRACT

www.htc.uk.com

FOR SALE

Mixed Use/Employment Development Opportunity: Land off Rutt Lane, Ivybridge, PL21 0PL

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Location

The site is located to the east of Ivybridge, South Hams, Devon. Ivybridge has a population of circa 12,500 and is situated on the southern boundary of Dartmoor National Park, approximately 10 miles east of Plymouth and 40 miles south west of Exeter.

The town offers a complete range of local amenities including a post office, banks, health centre, shopping centre and community college.

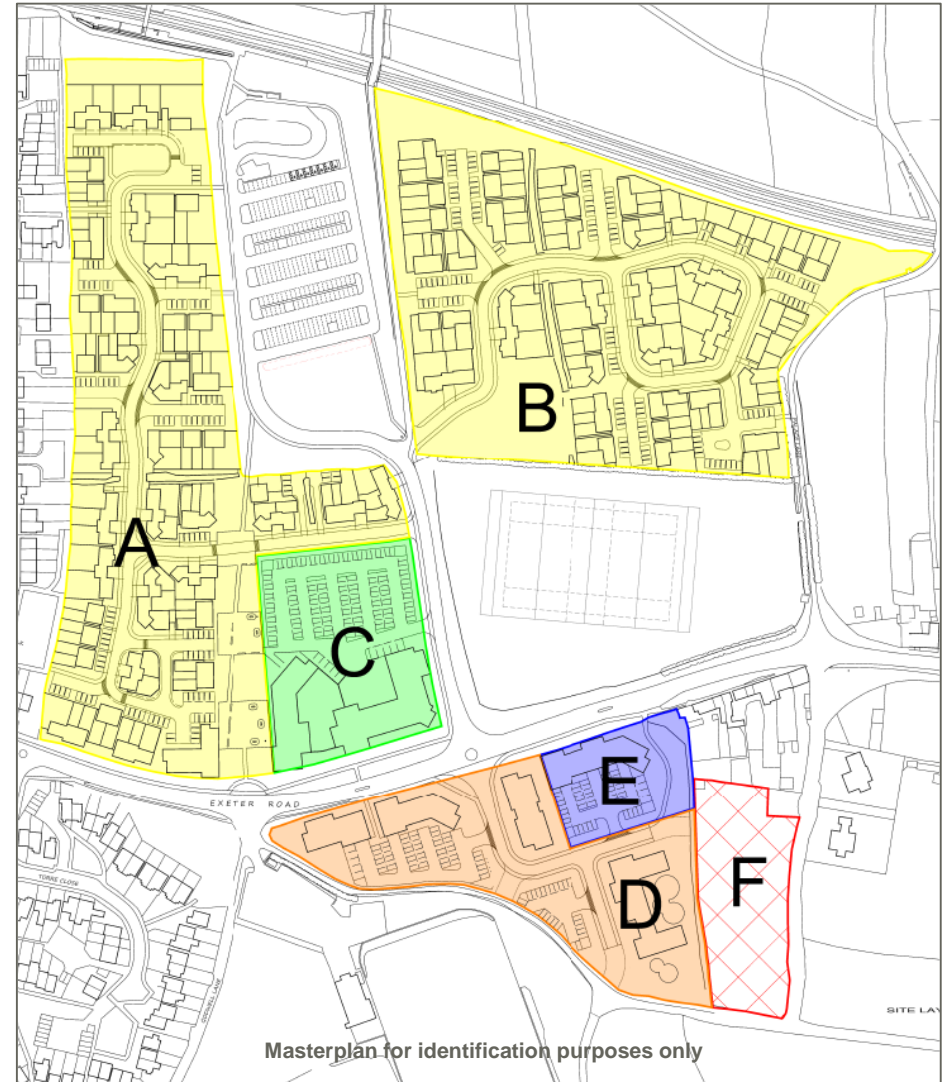
Transport links are good being situated adjacent to the A38 Devon Expressway and providing direct access northwards towards the M5 motorway at Exeter. The site is situated on existing bus routes and located adjacent to Ivybridge Train Station and Park & Ride with direct access to the National Rail Network.

Description

The site comprises 2 parcels of land with a total area of approximately 2.6 ha (6.42 acres), as shown edged in red on the site plan. The land is currently used for grazing, enclosed by hedgerow and in due course will be accessed from a new roundabout on the B3213 Exeter Road. The Northern parcel (C), as shown on the Masterplan, provides approximately 0.9 ha (2.22 acres) is close to the Park and Ride servicing Ivybridge Station and adjacent to the Residential Development on A and B. The Southern parcels (D and E) provide approximately 1.7 ha (4.20 acres). Parcel F, which is approximately 0.5 ha (1.23 acres) is outside the consented planning area and is available subject to demand.

Please note

Residential development has commenced on areas A and B which will include the construction of the common infrastructure and access (see information pack for further information).



FOR SALE

Mixed Use/Employment Development Opportunity: Land off Rutt Lane, Ivybridge, PL21 0PL

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Planning Consent

The entire site (as shown A – E on the attached Masterplan) benefits from an outline planning consent (LPA Ref. 57/2472/14/0) for “Mixed use development of approximately 198 No. dwellings, public open space, employment uses (including health centre), a neighbourhood centre and new roundabout on Exeter Road”. Parcel F is outside the consented planning area.

Copies of the planning permission, associated supporting documents and technical reports are available in the information pack.

Tenure

Freehold with vacant possession upon completion.

Services

Information regarding the locality of services is contained in the information pack. Parties are advised to make their own enquiries of the supply companies in respect of their specific requirements for the development of the site.

Local Authority / Planning Enquiries

South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

T: (01803) 861234 E: planning@southams.gov.uk W: southams.gov.uk

Information Pack

Technical information, supporting the disposal, is available; the information includes, but is not limited to the following:

- Planning application and supporting documents
- Utilities searches
- Topographical Survey
- Title information
- Ground / Site investigations
- S106 Agreement

Please contact the Agents for access.

FOR SALE

Mixed Use/Employment Development Opportunity: Land off Rutt Lane, Ivybridge, PL21 0PL

Hartnell
TaylorCook

Legal & Professional Costs

Each party is to bear their own costs incurred in this transaction.

VAT

Proposals should be expressed exclusive of VAT.

Viewings & Enquiries

For further information or to arrange an inspection of the site, please contact the below:

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JANUARY 2021

SUBJECT TO CONTRACT

Date of Production: 28 January 2021

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