



Bradley Bends, Bovey Tracey, Devon TQ13 9GH

A prime self-build opportunity situated in an elevated position on the edge of Dartmoor National Park.





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**Bradley Bends, Bovey Tracey,
Devon TQ13 9GH**

Nick Jones
01392 455712
07812 965382
njones@savills.com

Rhiannon Charles
01392 455746
07807 999856
rhiannon.charles@savills.com

Will Smith
01626 298136
07977 446274
will.smith@completeproperty.co.uk

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To view the planning application or to view the technical packs for the site and each plot, click the buttons below.



Site Location and Situation

Bovey Tracey is a highly desirable market town, situated on the eastern edge of Dartmoor National Park, approximately 9 miles north west of Newton Abbot and 19 miles south west of the cathedral city of Exeter.

Known as “the Gateway to the Moor”, Bovey Tracey is set within an outstanding natural landscape and has a strong rural heritage. The town provides a range of retail, leisure and community facilities, including a doctors surgery, a church and a primary school. There is also a bi-monthly farmers market, providing the opportunity to buy fresh and local produce. The award winning Stover School, which is an independent day and boarding school, is located approximately 4 miles to the south east of the town.

The site is situated on the south-eastern outskirts of Bovey Tracey and benefits from excellent transport links with the nearest A38 junction being within 2.5 miles. The dual carriageway A38 (Devon Expressway) provides direct access to Exeter (north-east) and Plymouth (south-west). The nearest train station is located in Newton Abbot, approximately 7 miles to the south east, which provides direct services to a range of destinations including Exeter St Davids, Bristol Temple Meads and London Paddington. Exeter International Airport is located approximately 18 miles to the north east and provides scheduled and chartered flights to a small range of national and international destinations

The self-build plots are accessed through a recently completed residential development by Devonshire Homes. The site has an elevated position and some of the plots have spectacular views towards Dartmoor National Park and its most famous landmark, Haytor Rocks.



Please note: All images above depict the surrounding area.



The Plots

The 18 available plots can accommodate a range of house types and sizes and provide a rare opportunity to build your own home in a highly accessible location on the edge of Dartmoor.

The extent of each plot is identified on the site plan and the plot sizes range from 205 - 780 sq m (2,207 - 8,396 sq ft).

Each plot is being sold fully serviced and comes with a plot passport that provides key information about the gross area, the build zone area and the “rules of your build”. Although the site has the benefit of outline planning permission, the purchaser of each plot will be responsible for applying for detailed planning permission (known as approval of reserved matters) by no later than 13th January 2023. The design of each house will need to be in line with the site wide Design Code which sets out the design and build criteria (details available in the technical pack).

The site has been cleared in preparation for development and all services (including mains water, electricity, gas, foul water drainage and fibre optic telecommunications) have been installed to each plot boundary. Certain plots will be sold with the benefit and/ or burden of easements and rights relating to drainage and access.

The main access road running through the centre of the site, known as Mountford Drive, has been constructed up to sub-base level. This road connects to the completed Devonshire Homes development in the south, which is currently subject to a Section 38 agreement and is intended to be adopted by Devon County Council in the near future. The spur roads (which will connect each dwelling to the central access road) will not be adopted and it is proposed that the cost of maintaining these private roads will be shared between the various owners of plots fronting on to them.

Once constructed, the dwellings must be occupied as a principal residence and cannot be used as a holiday home.

Construction must begin on the plot no later than 2 years from the date of approval of detailed planning consent.

Plot Areas, Build Zone Areas and Guide Prices

| Plot number | Plot area (Sq m) | Build zone area (Sq m) | Guide Price |
|-------------|------------------|------------------------|-------------|
| 1 | 593 | 145 | £165,000 |
| 2 | 205 | 85 | £160,000 |
| 3 | 224 | 90 | £160,000 |
| 4 | 289 | 101 | £180,000 |
| 5 | 436 | 165 | £215,000 |
| 6 | 677 | 261 | £185,000 |
| 7 | 780 | 283 | £185,000 |
| 8 | 608 | 265 | £185,000 |
| 9 | 419 | 189 | £225,000 |
| 10 | 385 | 155 | £225,000 |
| 11 | 481 | 219 | £240,000 |
| 12 | 483 | 213 | £240,000 |
| 13 | 718 | 269 | £245,000 |
| 14 | 687 | 245 | £245,000 |
| 15 | 593 | 211 | £245,000 |
| 16 | 310 | 97 | £185,000 |
| 17 | 311 | 115 | £195,000 |
| 18 | 482 | 132 | £200,000 |

Prices correct as of 18th May 2022

The built accommodation on each plot must be contained within the 'build zone area' as stated above and as shown cross hatched black on the site plan to the right.



Plan not to scale



Planning Permission

Outline planning permission was granted by Teignbridge District Council on 14th May 2021 (ref:20/00486/MAJ) for 18no. self build plots. Each plot has permission for one detached house. The Seller will be responsible for discharging any site wide pre-commencement conditions relating to this planning permission.

The purchaser of each plot must submit an application for the approval of reserved matters (detailed planning permission) by 13th January 2023. The planning application will provide detailed information about the appearance, landscaping, layout and scale of the proposed house.

[Planning Application](#)

Community Infrastructure Levy (CIL)

CIL is a charge on new development that is used to pay for improving and providing new infrastructure. It is charged on the net additional floor space created by development.

However, there is an exemption from paying CIL available to anybody who is building their own home. You must ensure that you have submitted the required forms and received a "grant of self-build exemption" from Teignbridge District Council before commencing development. If you fail to do this you will not be able to claim the exemption and will have to pay the full CIL amount together with surcharges.

If you have benefited from the exemption, you must own the property and occupy it as your principal residence for a minimum of 3 years after the work is completed.

More information is provided in the link below:

<https://www.teignbridge.gov.uk/planning/planning-applications-and-appeals/community-infrastructure-levy/are-there-any-exemptions-from-paying-cil/>

Rules of your build

The table to the right provides a summary of what can be built on each plot and the materials that can be used according to the plot passports and design code. This is generic information relating to all plots, but some plots have specific rules, which can be found on the individual plot passport.

| Description | Requirement |
|-------------------------------|---|
| No. units on each plot | Each plot has permission for one detached house and the sub division of the plots are not permitted. |
| Dwelling size | The dwelling must be built within the 'build zone' and not exceed the maximum Gross Internal Area (GIA) as permitted by Teignbridge DC as part of the detailed planning approval. The footprint of the dwelling does not need to fill the entire 'build zone' and can be positioned anywhere within it. |
| Building elevations | <p>The principal elevation of the dwelling must front the vehicular highway and at least 50% of the principal elevation must be constructed on the Building Line.</p> <p>The position of the other elevations of the dwelling is flexible, i.e. they do not have to be parallel to the site boundaries and the building does not have to be a regular shape.</p> |
| Materials | <p>Wall finishes: Brick, stone, timber cladding, slate, metal cladding, render.</p> <p>Roof finishes: Slate, clay or red/orange concrete tiles, metal standing seam, any type of green flat roof, solar tiles.</p> |
| Cycles and bin storage | <p>Provision for the secure storage of min. 2 bicycles must be demonstrated in the design. Storage for 3 no. 240 litre wheelie bins (590w x 1070h x 740d (mm) for recycling, garden and residual waste should also be shown and must not be visible from the road.</p> <p>Refuse stores must not be forward of any elevation that faces onto the public realm.</p> |
| Garaging and parking | <p>2 car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.5m x 5.5m in size. The position of parking bays is to your discretion.</p> <p>The minimum internal dimensions for a single car garage is 3.0m x 6.0m.</p> |
| Vehicular access | The position of vehicular access is flexible but must be agreed as part of the Reserved Matters application. |
| Boundary treatments | <p>Front boundary treatments are to be a maximum 1.1m high.</p> <p>The use of close-board/lap timber fencing along any front or public facing boundary is not permitted. All public facing boundaries are to be either a native hedge mix, a mortared natural stone wall, or a timber post and rail fence (a post and rail/mesh fence may also be used as secure boundary within a hedge boundary).</p> |

Offers & Method of Sale

The freehold interest of each plot is available for sale by private treaty. Offers are invited for the plots either in isolation or in combination with other plots.

The Seller's clear preference is to sell the plots with the benefit of the existing outline planning permission. However, consideration will be given to offers that are subject to securing detailed planning consent.

Local Authority

The site falls within the jurisdiction of Teignbridge District Council

T: 01626 361101
Forde House, Brunel Road, Newton Abbot, TQ12 4XX

Viewing

The Land can be viewed from Gilley Close. Access to the individual plots can be arranged, strictly by appointment with selling agents, Savills and Complete Property.



Further Information

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans
- Land Registry title register and plan
- Site and aerial photographs
- Planning permission and supporting plans and documents
- Technical reports
- 'As agreed' utilities plans
- Section 38 Plan
- Plot Passports
- Design Code
- Basis for submission of offers
- Drone Video



Technical Packs



View Drone Video



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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Will Smith

01626 298136

07977 446274

will.smith@completeproperty.co.uk

complete.

Nick Jones

01392 455712

07812 965382

njones@savills.com

Rhiannon Charles

01392 455746

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savills