

gth



LAND EAST OF BRAYFORD VILLAGE HALL

Brayford - Nr. Barnstaple - Devon - EX32 7QJ

Aerial Photograph (taken from the east)



LAND EAST OF BRAYFORD VILLAGE HALL

Brayford - Nr. Barnstaple - Devon - EX32 7QJ

Residential development land with a positive Pre-application Response for a Rural Exception site, together with associated infrastructure works.



The site extends, in total, to approximately 2.1-hectares (5.2-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 219993

mark.chugg@gth.net

Pippa Savage

01823 334466

pippa.savage@gth.net

LOCATION

The village of Brayford is located within the administrative area of North Devon Council (NDC). It has a population of approximately 407no. residents (2021 Census).

Brayford has a basic range of facilities and amenities, including:- 2no. churches (All Saints and Brayford Methodist), a primary school and a village hall.

Brayford is approximately 12.2-kilometres (7.6-miles) north of South Molton and approximately 15.5-kilometres (9.6-miles) west of the regional centre of Barnstaple.

Barnstaple has a range of ecclesiastical, educational, cultural, employment, leisure, recreational/tourism/shopping facilities and amenities, including (but not limited to):- North Devon District Hospital, Tarka Leisure Centre, Barnstaple railway station, supermarkets, a number of schools (primary and secondary) and a variety of shops, pubs, cafes and restaurants.

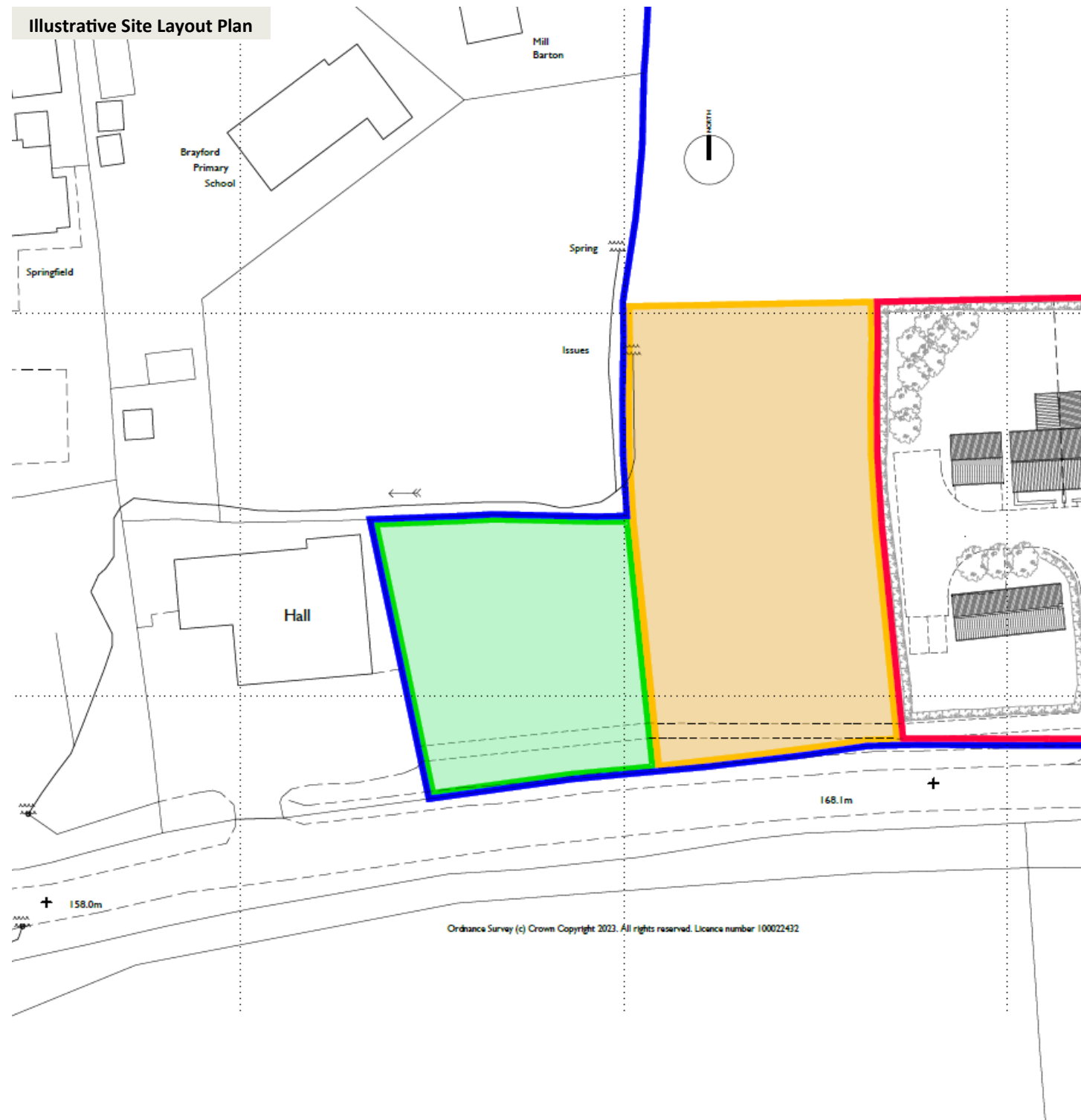
Tourism is a significant contributor to the local economy and a catalyst for improvement. The town and immediate area attract day and staying visitors throughout the year. Thus, the surrounding area is a popular holiday destination benefitting from a number of beaches, dramatic coastline and beautiful area of countryside, including North Devon National Landscape and Exmoor National Park.

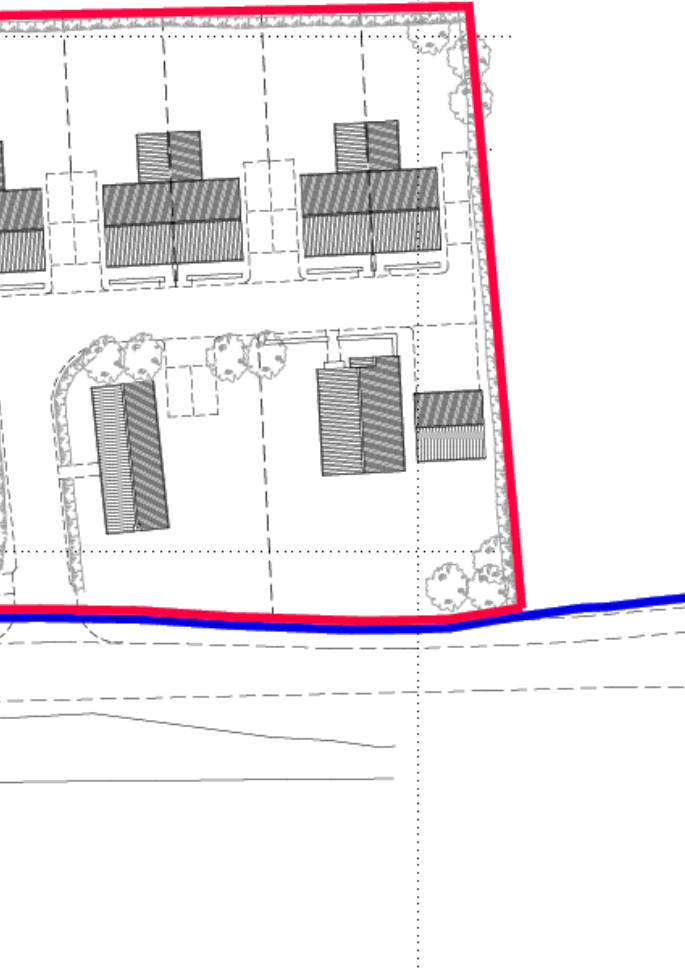
COMMUNICATIONS

Road - Brayford is bisected by the A399, which connects south to the A361 and South Molton beyond. Barnstaple is approximately 15.5-kilometres (9.6-miles) to the west and Tiverton is approximately 32.5-kilometres (20.2-miles) to the east, via the A361. Junction 27 of the M5 motorway is approximately 41.5-kilometres (25.8-miles) to the north-east.

Rail - Barnstaple railway station is approximately 15.5-kilometres (9.6-miles) to the south-west. It provides branch services to Exeter St Davids (which has mainline services to London Paddington) and Exeter Central (which has mainline services to London Waterloo).

Air - Exeter Airport is approximately 75.5-kilometres (46.9-miles) to the south-east, via the A361 and the M5 motorway. It has scheduled and chartered flights to a range of national and international destinations.





LAND

The land is situated to the east of Brayford.

It is abutted to the north and east by agricultural land; to the south by an unclassified road and agricultural land beyond; and to the west by Brayford village hall and residential dwellings. The existing access is from the road to the south.

The land comprises agricultural land and extends, in total, to approximately 2.1-hectares (5.2-acres).

The land is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

PLANNING

The land offers a development opportunity as a Rural Exception Site (RES). This is due to the housing need within the village and surrounding area (see Housing Need Survey (HNS) below). The affordable housing (AH) could be cross-subsidised by the open market housing (OMH) to AH.

PRE-APPLICATION ENQUIRY / RESPONSE

We, for and on behalf of the owner, submitted to North Devon Council (NDC) a Pre-application Enquiry dated 24th August 2023 (reference number: ENQ/0383/2023). This was for a RES of approximately 9no. dwellings. Please note that the proposal, design and number of dwellings is only indicative at this stage. It could be extended into the remainder of the field. This is shown outlined red on the illustrative site layout plan to the left. This extends, in total, to approximately 0.4-hectares (0.99-acres).

The land outlined and hatched green on the same plan is to be dedicated in kind to the Parish Council for additional car parking associated with the village hall. This extends, in total, to approximately 0.11-hectares (0.27-acres).

The land outlined and hatched orange on the same plan is shown as land that could be used to create additional public open space. This extends, in total, to approximately 0.19-hectares (0.47-acres).

The Pre-application Response confirms that the land is within a sustainable location and the proposal is acceptable in principle, subject to further access, layout, scale and design work.

The Pre-application Enquiry/Response are contained within the information pack.

HOUSING NEEDS SURVEY

A HNS was carried out in May 2024 to identify the demand for AH within Brayford. The survey identified that there is a need for at least 6no. AH over the next 5-years. The HNS is contained within the information pack.

HIGHWAYS NOTE

The seller has commissioned a traffic survey to assess the levels of traffic on the road adjoining the site. The survey is contained within the information pack.

LOCAL AUTHORITY

North Devon Council
Lynton House
Commercial Road
Barnstaple
North Devon
EX31 1DG

T: (01271) 388288

E: planning@northdevon.gov.uk

W: <https://www.northdevon.gov.uk/planning-and-building-control>

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the land. It is registered with the Land Registry under title number: DN523778.

METHOD OF SALE

We are offering the land by informal tender, with vacant possession on completion.

We are offering it on two alternative bases:-

a) A **conditional sale** (conditional on grant of outline or detailed planning permission, expiry of the Judicial Review challenge period and being free from challenge); or

b) Subject to either a **Promotion Agreement** with a land promotor or an **Option Agreement** with a housebuilder, registered provider or building contractor.

There are two Submission of Proposals documents contained within the information pack. There is one for each of the two alternative bases.

The enclosed covering letter sets out the deadline for Submission of Proposals and the associated procedure.

For identification purposes only. Not to scale. Not to be relied upon.

Ground Photograph (taken from the east)



Aerial Photograph (taken from the east)



GUIDE PRICE

Price on application.

Offers are invited.

VALUE ADDED TAX

The seller may opt to tax; therefore, VAT may be payable in addition to the purchase price. This will only apply in the case of a **Promotion Agreement** with a land promotor.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

SERVICES

All mains services are available near or on the land, with the exception of gas.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/8mlh5qawlpv1vb0evk7/AHFzUvtjDwXc7zzKchOOv1Y?rlkey=h3q2f6nzcgywb1r5bh4anmt12&st=i3oc5he5&dl=0>

<https://youtu.be/AFoejUfnIDE>

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: EX32 7QJ

What3words: beeline.rips.gathering

From Junction 27 of the M5 motorway, take the first exit on the roundabout if heading northbound, or the third exit if heading southbound, onto the A361 signposted Barnstaple. Follow this road for approximately 40.9-kilometres (25.4-miles) until reaching the A399 roundabout. Take the 3rd exit and follow this road for 8.4-kilometres (5.2-miles).

Turn right off the A399 into Brayford village. Follow the road for approximately 0.8-kilometres (0.5-mile), passing through the village centre. Brayford village hall will be located on your left just before you exit the village. The land will be identified with a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the preparation and submission of an application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net.

Our Planning Service brochure is available via the link, set out below:-

[GTH Planning Services](#)

PROPERTY MANAGEMENT

Our Property Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties if the land is developed. The departments telephone number is (01823) 348899 and its email address is: chris.holt@gth.net

Our Property Management Service brochure is available via the link set out below:-

[Property Management](#)

Photographs taken September 2024

Brochure produced September 2024

Property Reference Number:TAL240080

IMPORTANT NOTICE

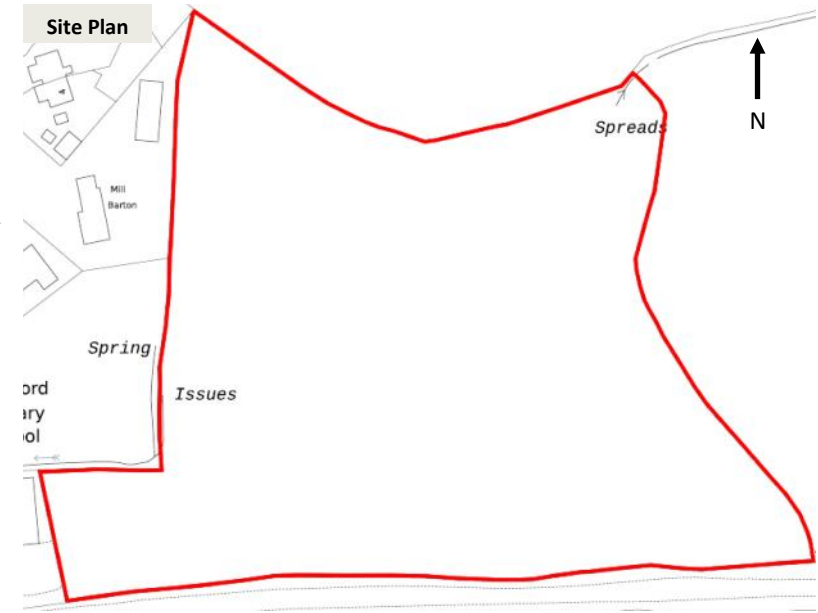
Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

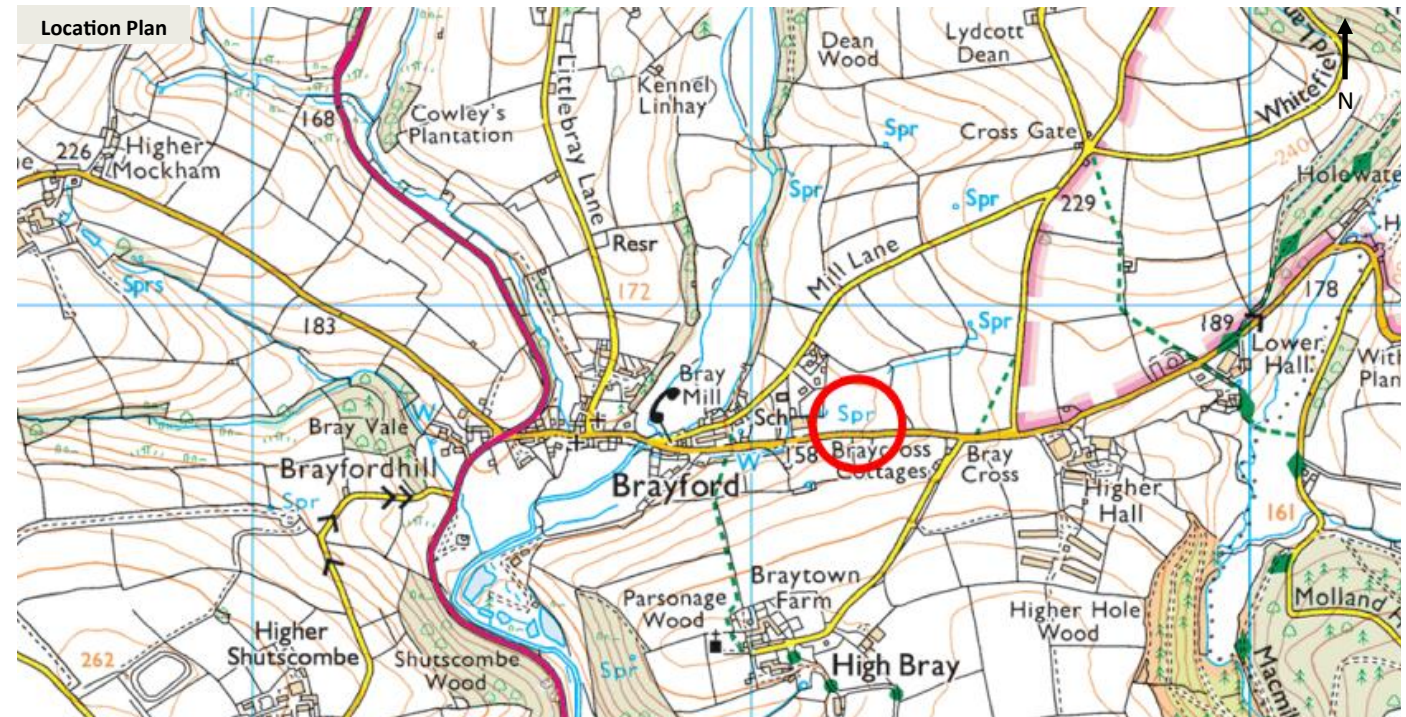
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.



For identification purposes only. Not to scale. Not to be relied upon.



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GREENSLADE TAYLOR HUNT
www.gth.net



Your Ref:
Our Ref: MCC/PNS
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

**RURAL EXCEPTION SITE
LAND EAST OF BRAYFORD VILLAGE HALL, BRAYFORD, NR. BARNSTAPLE, DEVON EX32 7QJ**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr K Prideaux and Mrs R Robins (our client). It is instructed to market and sell the land as described above.

Please find enclosed for your attention the marketing brochure for the land.

Method of Sale

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We are offering it on two alternative bases:-

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- b) Subject to either a **Promotion Agreement** with a land promotor or an **Option Agreement** with a housebuilder, registered provider or building contractor.

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Guide Price

Price on application.

Offers are invited.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 6th December 2024.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner and Development Surveyor and Pippa Savage BSc (Hons), Graduate Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land east of Brayford Village Hall, Brayford, Nr. Barnstaple, Devon EX32 7QJ,**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: mark.chugg@gth.net and pippa.savage@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and aerial video are available, via the links, set out below: -

<https://www.dropbox.com/scl/fo/8mlh5qawlpyxg1vb0evk7/AHFzUvtjDwXc7zzKchOOv1Y?rlkey=h3q2f6nzcgywb1r5bh4anmt12&st=i3oc5he5&dl=0>

<https://youtu.be/AFoejUfNIDE>

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this land to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the land unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the land or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or pippa.savage@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc marketing brochure