



Indicative site plan

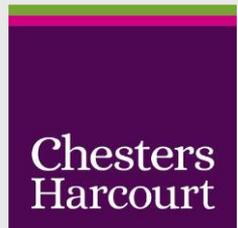
Residential Development Site For Sale

Planning permission for 220 dwellings with 30% affordable housing and retail shop

Land off Old Bideford Road, Barnstaple. North Devon, EX31 2PA



PART OF HENRY BOOT



EXECUTIVE SUMMARY

- Edge of settlement site extending to 27.38 acres (11.08 ha).
- Outline planning permission in place.
- Scheme designed for up to 220 units (30% affordable) and retail convenience store.
- Attractive semi-rural setting within short distance of Barnstaple's extensive amenities and businesses.
- For Sale by informal tender.

THE SITE

The site lies on the south western edge of Roundswell in Barnstaple ([Google Maps link](#)) and extends to approximately 27.38 acres (11.08 ha). It is situated within North Devon Council's administrative boundary.

The land is bounded by mature hedge rows and includes two internal hedges running north to south. To the north is open countryside, to the east an enclosed small holding and wooded area and several new housing schemes (built out). The southern boundary abuts the Old Bideford Road and several small business uses including a garden nursery. To the west, behind a mature hedge, is a combination of open countryside and a solar field.

The land slopes gently and is currently being farmed as grassland with livestock grazing.

Access to the site will be achieved from Old Bideford Road to the south, which provides a direct vehicular route into Roundswell and Barnstaple. Beyond the Old Bideford Road is the A39, which is readily accessible.

Environment Agency (EA) Flood Mapping shows that the majority of the site is within Flood Zone 1, with some areas of Flood Zone 2 and 3. Site specific hydraulic modelling confirms that the true extent of land at risk of flooding is significantly reduced.

THE LOCATION

Within a 20 minute walk amenities include multiple supermarkets, business parks, schools, convenience stores, public houses, and bus stops.

In terms of the wider surrounding area, the site is well connected with nearby villages and towns. The main settlements of Bristol (109km north-east), Plymouth (80km south) and Exeter (55km south east) are easily accessible by road.

Trains from Barnstaple run to Exeter with journey times from around an hour. More locally the areas of North Devon National Landscape and Hartland Devon Heritage Coast are accessible within a 30 minutes drive.



PLANNING

Outline planning permission, subject to a section 106, has been granted by North Devon Council (Application No: 79375).

Planning proposal:

Outline planning permission for residential development for up to 220 dwellings, a local shop (Use Class E(a)), with landscaping, access, public open space and associated infrastructure work (All matters reserved except access).

S106:

30% affordable housing to be provided with 3% of the AH wheelchair accessible and adapted dwellings provided at Social Rent. 7% of the AH as Social Rent with the balance as intermediate.

Provision for on-site open space including LEAP, Allotment/Orchard and LAPS.

Contributions towards healthcare, BNG monitoring, off-site open space, highways, education and waste.

TECHNICAL PACK

A technical information pack providing details of the site is available by contacting the Agents. This includes:

- Planning documents;
- Legal pack and Title information;
- Technical documents;
- Utilities information;
- Ground Investigation (Phase 2);
- Topographic survey;
- Draft Letters of Reliance;
- Drone imagery;

If there is further information which would be helpful please contact the Agent to discuss.

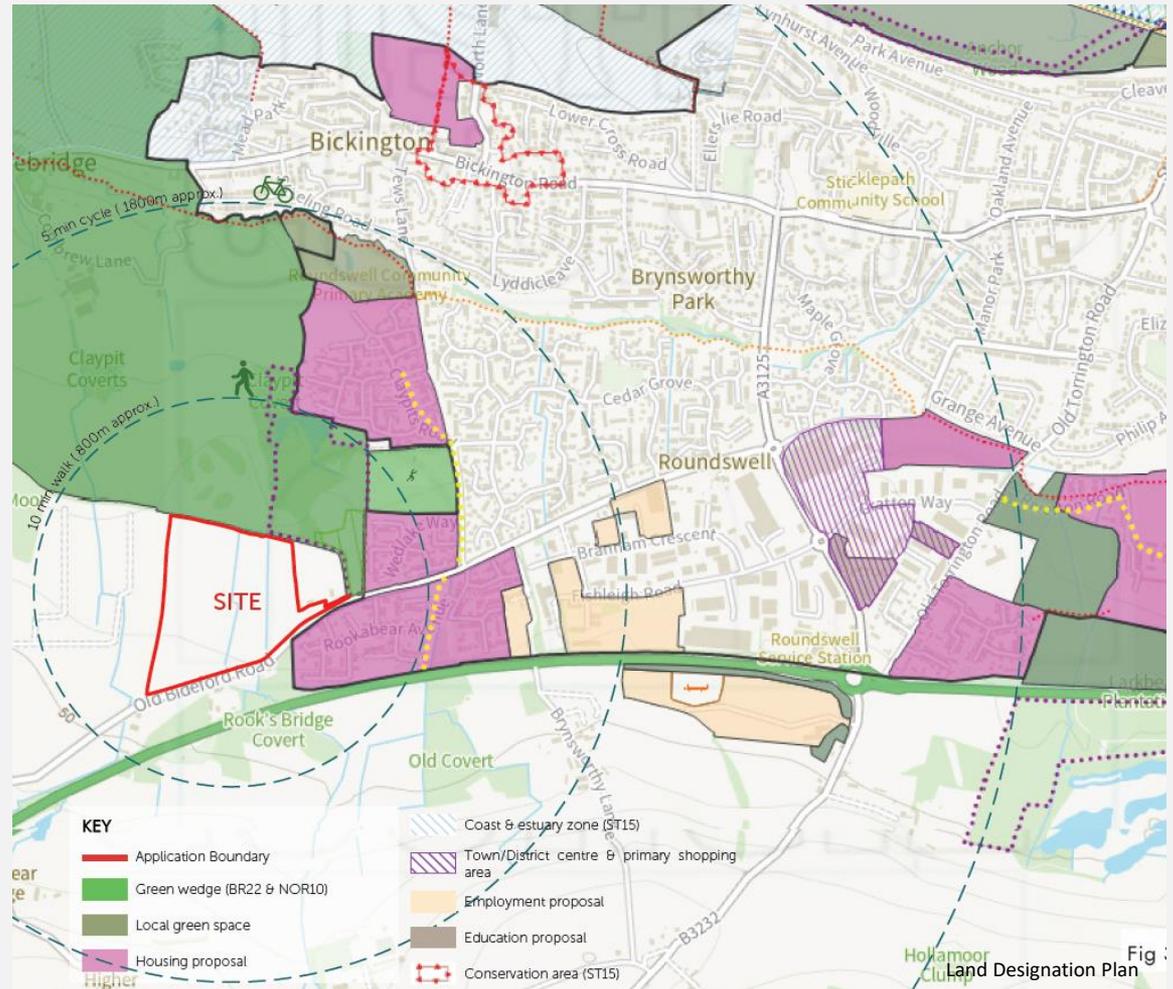


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Land Designation Plan

TENURE

The site is held freehold under Title No DN553436 and part of Title No DN503282. The Sellers' are separate entities bound by a promotion agreement with Hallam Land. Full vacant possession will be available upon completion.



Geo-Environmental Group have carried out a Phase I Review and subsequently a comprehensive Phase II Geo-Environmental Assessment at the site during April 2025.

Based on the investigations, traditional strip and trench fill foundations are considered to be suitable for the majority of the site. The foundations may need to be locally deepened within the vicinity of high-water demand trees, but the number of plots potentially impacted is considered to be minimal.

CONTAMINATION POTENTIAL

The site is agricultural land and has not been subject to previous development. The investigation indicated no significant contamination has been identified in the ground and that associated significant risks, warranting potential remediation works, are not present. The site does not lie within an area where radon precautions are required in new dwellings and ground gas monitoring has confirmed that no special gas protection measures are deemed necessary.

WATERCOURSE CROSSINGS

The majority of watercourses within the site are of a minor nature and the Council require that crossings be kept to a minimum. Further work on the nature and design of the watercourse crossings have been commissioned to allow bidders to assess the cost associated with this element of the scheme.

UTILITIES

Utility and diversion quotes are contained within the technical pack. There are water mains which cross the site and which are subject to a 7m easement. We do not anticipate the need for diversion and have undertaken an assessment of the depths and positioning to identify whether roads can be built over them and or services laid alongside.

Highways

Highway works general arrangement plans have been commissioned pursuant to conditions 41 and 42 with a view to commencing the S278 process.

METHOD OF SALE

The site is offered for sale by informal tender. Offers are invited for the freehold interest in the development site (outlined in red on the sale plan below). Prospective bidders will be advised as to the bid deadline please register your interest for further details.

Offers are required to include the following information and be submitted to the selling agents at the email addresses set out in the Bid Proposal Pro Forma document found in the technical pack.

In summary, important elements of any submission will be:

- A layout plan and schedule of accommodation;
- Comments against the Draft Heads of Terms (included in the Technical Pack);
- Details of any pre exchange due diligence to be carried out prior to exchange;
- Assumptions made in relation to anticipated abnormal development costs, including Section 106 payments;
- Confirmation of anticipated timescales and ability to exchange contracts within a reasonable timeframe;
- Details of how purchase will be funded;
- Confirmation of the process and anticipated timescales required to obtain full board approval.

The Bid Proposal Pro Forma is a compulsory element of any bid submission.

Upon offers being received, we expect to undertake interviews with shortlisted bidders prior to selecting a preferred party and agreeing Heads of Terms for a sale.

Please note that the Sellers' are not obliged to accept the highest or any offer received.



RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

Water mains with a 7 metre easement cross the site east to west at two points; through the centre of the site, and along the southern boundary. An overhead electricity cable crosses the northern part of the site. See technical pack for detail.

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.

Archaeology

An intrusive archaeological assessment has been undertaken sufficient to discharge conditions 38 and 39 of the planning permission. No artefacts or features of archaeological interest were discovered during those investigations.

VAT ACT 1994

The Sellers have opted to tax under paragraph 20, Schedule 10. VAT is therefore payable on the purchase price.

VIEWING

All viewings to be arranged via the Agents. Neither our clients nor their agents will be responsible for any damage or loss caused to any potential purchasers, their agents, or consultants whilst on site.

CONTACT

If you would like to discuss the opportunity in more detail please contact:

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