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RESIDENTIAL DEVELOPMENT SITE

Site north of Whitehill Road - Highweek - Nr. Newton Abbot - Devon -TQ12 6PR


Aerial photo (taken from the north)

RESIDENTIAL DEVELOPMENT SITE

Site north of Whitehill Road - Highweek - Nr. Newton Abbot - Devon - TQ12 6PR

Residential development site with outline planning permission (OPP) for the erection of 28no. dwellings.

This is an exceptional site in the popular village of Highweek on the edge of Newton Abbot.



The site extends, in total, to approximately 3.08-hectares (7.63-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

Mark Chugg

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mark.chugg@gth.net

Oliver Walker

(01823) 334466

oliver.walker@gth.net

Pippa Savage

(01823) 334466

pippa.savage@gth.net

Aerial photo (taken from the south)



Aerial photo (taken from the east)



LOCATION

The market town of Newton Abbot is within the administrative area of Teignbridge District Council (TDC). It is situated east of Dartmoor National Park and north of South Devon National Landscape (NL) (former Areas of Outstanding Natural Beauty (AONB)). This area is famous for its beautiful viewing spots and spectacular country walks.

Newton Abbot has an extensive range of shopping facilities, including many independent high street stores, cafés, pubs and fine dining restaurants, including a thriving farmer's market every Tuesday. Newton Abbot Community Hospital serves the town and there are an excellent range of independent and state schools within the area (including Newton Abbot College and Coombeshead Academy). Newton Abbot is also home to the Newton Abbot Race Course.

Newton Abbot benefits from close links to the seaside town of Teignmouth, which is approximately 10.3-kilometres (6.4-miles) to the west. Teignmouth has a comprehensive range of ecclesiastical, educational, cultural, employment, recreational, leisure/tourism and shopping facilities, including (but not limited to):- a leisure centre, supermarkets (Morrisons and Lidl), public houses, primary and secondary schools, cricket club, football club, a general hospital and a railway station.

COMMUNICATIONS

Road - Newton Abbot is served by the A380, which runs adjacent to the town and provides a key route linking Exeter, approximately 29.0-kilometres (18.0-miles) to the north, with Torbay, approximately 9.7-kilometres (6.0-miles) to the south. The A380 connects to the A38 at Drumbridges, providing onward access to the M5 motorway, the principal route through Devon and Cornwall and the wider regional and national road network.

Rail - Newton Abbot railway station is approximately 3.2-kilometres (2.0-miles) to the east. It provides services to Plymouth, Exeter, Bristol Temple Meads and London Paddington (via Bristol).

Air - Exeter Airport is approximately 33.0-kilometres (20.5-miles) to the north-east, via the A38. It has scheduled and chartered flights to a range of national and international destinations.

SITE

The site is situated to the north of Whitehill Road and is located to the north-western edge of Newton Abbot. It comprises agricultural land.

It is bound to the north by agricultural land; to the east by agricultural land and residential dwellings; to the south by Whitehill Road; and to the west by agricultural land and farm buildings.

It extends, in total, to approximately 3.08-hectares (7.63-acres). The site that is being offered for sale is shown outlined in red. It is shown for identification purposes only and is not to be relied upon.

OUTLINE PLANNING PERMISSION

TDC refused the outline planning application (OPA) (application number: 24/00301/MAJ) dated 6th January 2025. This was for 28no. dwellings. All matters are reserved, with the exception of access. The decision was made for the following reason:-

"By virtue of its presence within the rural and hilltop setting of the adjacent Grade I Listed All Saints Church, the proposed development would result in less than substantial harm to the setting and significance of the designated heritage asset, which would not be outweighed by an acceptable level of public benefits contrary to Paragraph 215 of the National Planning Policy Framework (December 2024), Policy EN5 of the adopted Teignbridge Local Plan (2013-2033) and the Whitehill Development Framework Supplementary Planning Document (2016)."

PLANNING APPEAL

The Planning Inspectorate upheld the appeal on 21st November 2025 and granted outline planning permission (OPP) for the residential development. The Inspectorate concluded that *"there are no material considerations that indicate the appeal should be determined other than in accordance with the development plan"* and concluded that appeal should be allowed. The permission is subject to 27no. conditions.

RESERVED MATTERS APPLICATION

Any prospective buyer will need to submit a Reserved Matters Application (RMA) to detail the appearance, landscaping, scale and layout. Our in-house planning team would be delighted to assist.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The PRDS will comprise 28no. dwellings. Of these dwellings, 80% (22no.) will be open market and 20% (6no.) will be affordable. The affordable dwellings will be split between 65% (4no.) social rented and 35% (2no.) intermediate affordable housing. One of the open market dwellings will be a custom self-build dwelling.

Proposed Landscape Plan (Drawing number: ML15_24-05_20 REV A)

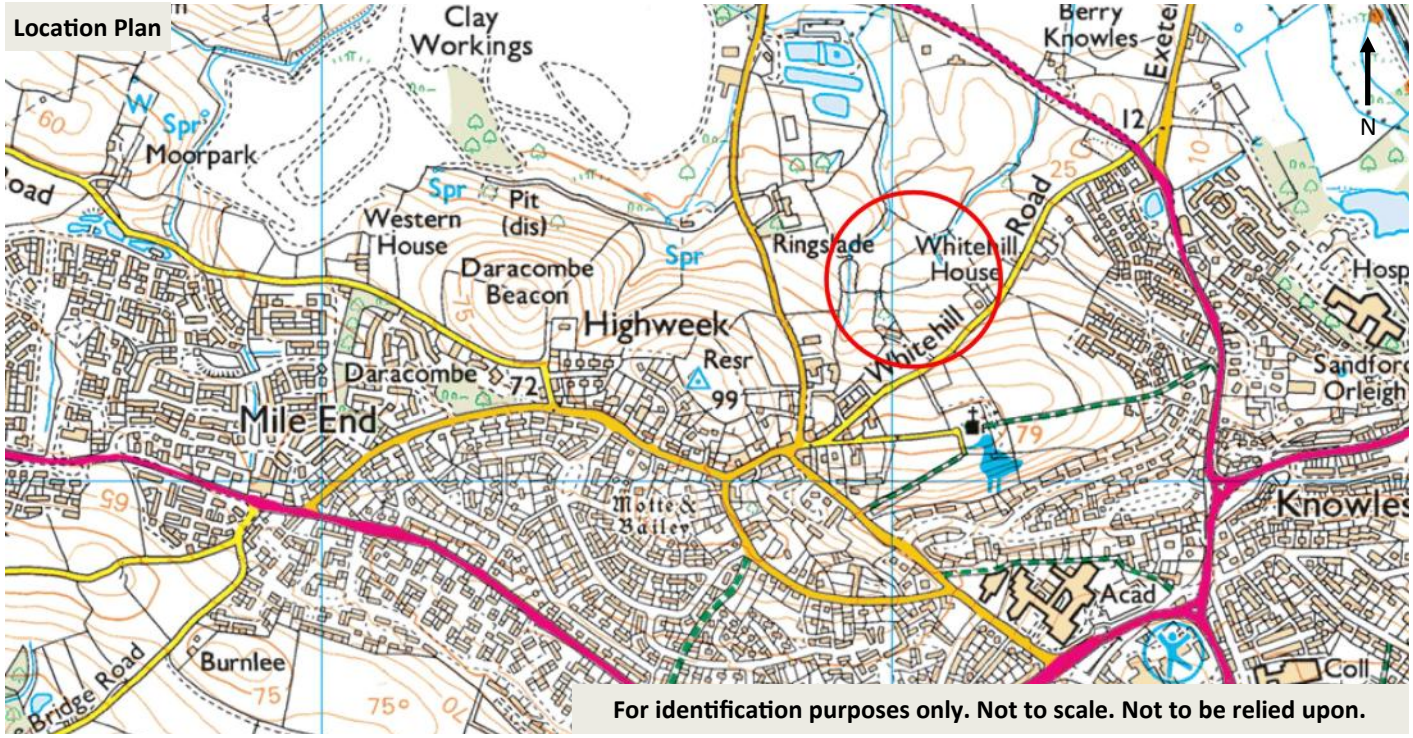


For identification purposes only. Not to scale. Not to be relied upon.

Ground photo of the existing access



Location Plan



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

SECTION 106 AGREEMENT

The Section 106 Agreement dated 14th August 2025 contains the obligations and contributions as set out below:-

- Community Centre Care Contribution: £37,556;
- Education Contribution: £98,868;
- Health Contribution: £17,868;
- Monitoring Fee: £1,000; and
- Offsite Active Recreation/Sports Facilities Contribution: £26,566.

We understand that the Section 106 Agreement contributions, in total, are approximately £181,858. Please note that the contribution costs are subject to indexation. Please note that the contribution will either go up or down with dwelling numbers/housing mix. The Agreement is contained within the information pack.

We also understand that there is a Biodiversity Land Monitoring contribution of £4,200 in addition to the Section 106 contributions.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable in relation to the new gross internal floor area (GIFA). The index linked CIL rate for Newton Abbot 2026 is £117.15-per sq. m. (£10.88-per sq. ft.). We understand that CIL payments are phased over 24-months by four half year instalments. The CIL payment will vary depending on the GIFA of the dwellings and the timescale for commencement of development.

NEIGHBOURING SITE

TDC granted reserved matters consent (RMC) (application number: 25/00354/REM), dated 15th January 2026, pursuant to the OPP (application number: 19/02066/OUT) dated 8th April 2022. This is for erection of 5no. dwellings (all open market).

GTH are marketing both sites and prospective purchasers may wish to acquire them together to create a larger development scheme. Please contact the agent for further details.

LOCAL AUTHORITY

Teignbridge District Council
Ford House
Brunel Road
Newton Abbot
Devon
TQ12 4XX
T: (01626) 361101
W: https://www.teignbridge.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DN263070.

METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

The enclosed covering letter sets out the associated procedure.

GUIDE PRICE

The guide price is offers **in the region of £900,000.** Offers are invited on an unconditional and conditional basis.

VALUE ADDED TAX

The seller will be opting to tax; therefore, VAT will be payable in addition to the purchase price. 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.

RIGHTS AND RESERVATIONS

The rights and reservations are contained within our information pack.

SERVICES

All mains services are available near or on the site. 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/ud19aog7uoc3x0y74r3k8/AGpZjQvH7NoZ0GMpwI6hAdg?rlkey=jsli9jgyeg0rv8phrc81t7awb&st=zulihfqz&dl=0

https://youtu.be/qkK15rErDpk

VIEWINGS

All viewings are strictly by appointment. The enclosed covering letter sets out the specific viewing arrangements. Please speak to the agents.

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: **TQ12 6PR** What3words: **///fries.last.vote**

From the centre of Newton Abbot, head north on Highweek Street, which merges into Exeter Road. Continue on this road for approximately 0.6-kilometres (0.4-miles). At the roundabout, take the first exit onto Ashburton Road, then turn right onto Pitt Hill Road. Remain on this road for approximately 0.6-kilometres (0.4-miles) until you reach the village of Highweek. Follow Whitehill Road for approximately 0.3-kilometres (0.2-miles). The site will be on the left-hand side and will be identifiable by a Greenslade Taylor Hunt signboard.

PLANNING

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

Our Planning Services are available via the link, set out below:-

GTH Planning Services

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the PRDS. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

Our New Homes Services are available via the link, set out below:-

New Homes with GTH

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.

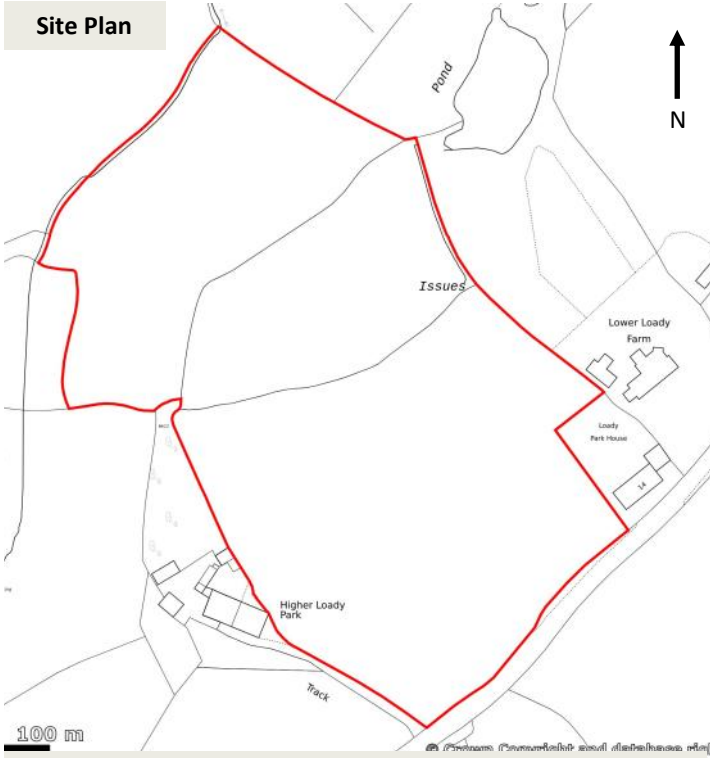
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken May 2026

Sales Brochure prepared June 2026

Property Reference Number: TAL260034

Site Plan



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

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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GREENSLADE TAYLOR HUNT

www.gth.net

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

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

Dear Sir or Madam

SITE NORTH OF WHITEHILL ROAD, HIGHWEEK, NR. NEWTON ABBOT, DEVON TQ12 6PR

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr P R and Mrs S D Ayliffe and Mrs S C Ayliffe. It is instructed to market and sell the site as described in the subject above.

Please find enclosed for your attention the sales brochure for the site.

Method of Sale

We are offering the freehold for sale by private treaty, with vacant possession on completion.

Guide Price

The guide price is offers in the region of £900,000.

We are seeking offers on an unconditional basis.

Submission of Offers

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner and Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference **'Site north of Whitehill Road, Highweek, Newton Abbot, Devon TQ12 6PR'** 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 or oliver.walker@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/ud19aog7uoc3x0y74r3k8/AGpZjQvH7NoZ0GMpwI6hAdg?rlkey=jsli9jgyeg0rv8phrc81t7awb&st=zulihfqz&dl=0

https://youtu.be/qkK15rErDpk

Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site if we do not have any appointments to view. Therefore, it is imperative that all interested parties make an appointment to view. Please speak to the agents.

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.

If you would like to make an appointment to view the site 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 oliver.walker@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt
Enc Sales brochure