

gth



LAND OFF HATCHMOOR COMMON LANE

Great Torrington ■ Devon ■ EX38 7BY



Land off Hatchmoor Common Lane

Great Torrington, Devon EX38 7BY

Residential development land, which forms part of a wider allocation (planning policy GTT03) for residential and educational development.



The land extends, in total, to approximately 1.46-hectares (3.61-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



GREENSLADE TAYLOR HUNT

www.gth.net

Mark Chugg

01823 334466

mark.chugg@gth.net

Pippa Savage

01823 334466

pippa.savage@gth.net

LOCATION

The historic market town of Great Torrington is within the administrative area of Torridge District Council (TDC). It has a population of approximately 6,053no. residents (2020 estimate). The town is located to the north of the River Torridge.

Great Torrington is approximately 11.7-kilometres (7.3-miles) south-east of the historic port and town of Bideford and approximately 18.6-kilometres (11.6-miles) south of Barnstaple, which is the regional service centre for North Devon.

Great Torrington has a range of ecclesiastical, educational, employment, cultural, leisure and shopping facilities and amenities that reflect the town's role as a locally important service centre. These include (but are not limited to): a hospital, two health centres, infant school, junior school, secondary school, supermarket, swimming pool, arts centre, library, heritage museum, golf, rugby and football clubs.

Great Torrington lies on the 290-kilometre (180-mile) Tarka Trail, a popular walking and cycling route and also welcomes tourists visiting the Dartington Crystal factory (also the town's biggest employer), RHS Garden Rosemoor and the restored Victorian Pannier Market. A further attraction is Torrington Common, which surrounds the town on three sides and comprises approximately 148-hectares (365-acres) of common land with approximately 32-kilometres (20-miles) of footpaths.

COMMUNICATIONS

Road – The land has road frontage onto the B3232 (Calvesford Road/ Belle Vue Cross) and Hatchmoor Common Lane, which in turn links to the B3227 (Hatchmoor Road). The B3232 connects Great Torrington to Barnstaple (to the north-east) and the B3227 connects Great Torrington to the A377 (to the north-east). The A377 links Barnstaple to Exeter.

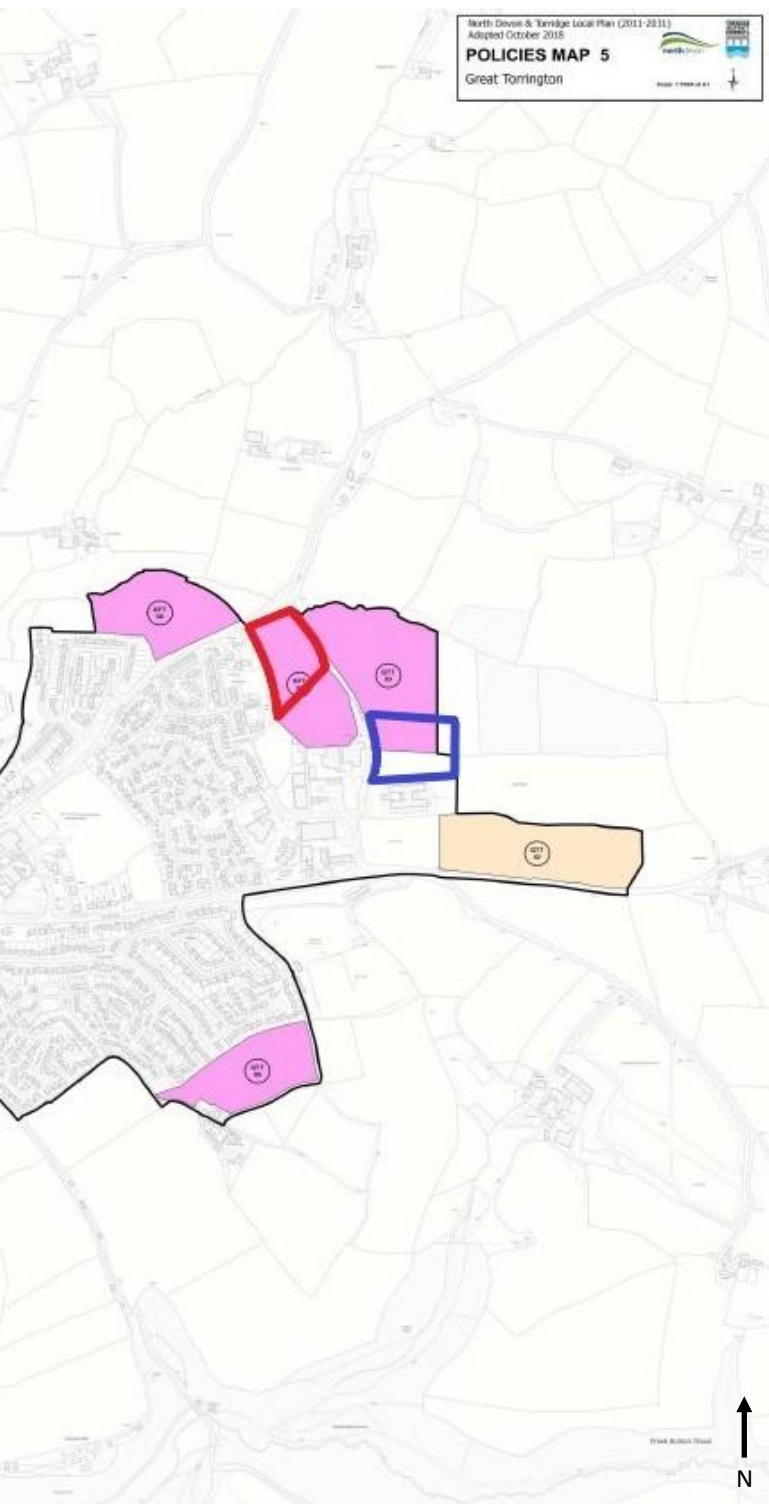
Rail – Barnstaple railway station is approximately 17.7-kilometres (11-miles) to the north. It provides branch line services to Exeter Central (which has mainline services to London Waterloo) and to Exeter St Davids (which has mainline services to London Paddington).

Air – Exeter Airport is approximately 76.7-kilometres (47.7-miles) to the south-east. This provides scheduled and chartered flights to a range of national and international destinations.

LAND

The land is situated to the north-east of Great Torrington. It comprises agricultural land, which slopes south to north and west to east, respectively.





It is bound to the north by the B3232 (Calvesford Road/Belle Vue Cross); to the east by Hatchmoor Common Lane; to the south by agricultural land; and to the west by a housing estate and public open space.

The land, in total, extends to approximately 1.46-hectares (3.61-acres). It is shown outlined in red on the site plan overleaf. The plan is shown for identification purposes only and is not to be relied upon.

PLANNING

The land falls within the development boundary of Great Torrington.

North Devon & Torridge Local Plan (2011-2031)

The joint North Devon and Torridge Local Plan (2011-2031) was adopted on 29th October 2018.

The land is identified as part of a wider allocation for residential and educational development under planning policy GTT03 (Hatchmoor Common Lane). The land is outlined in red on Policies Map 5 which is shown to the left. The allocation includes the provision of approximately 140no. dwellings and a 210no. place primary school.

We believe that there is an immediate opportunity for the preparation and submission of a detailed planning application for development (principally housing and other ancillary land uses).

The reason for this opinion is that some of the land forming part of Policy GTT03 has already been granted outline planning permission (application number: 1/0508/2017/OUTM) dated 6th July 2018. This was for 58no. dwellings, together with associated infrastructure works. The land is outlined in blue on Policies Map 5 which is shown to the left.

It has also been subject to the grant of reserved matters consent (application number: 1/0752/2021/REMM) dated 13th September 2022. This included improvement to Hatchmoor Common Lane and the junction with the B3232 and the creation of a new safe access for cycles and pedestrians.

5-Year Housing Land Supply

North Devon Council (NDC) and TDC (the Councils) released a 5-year housing land supply statement (5YHLS) on 30th November 2023. The statement shows that the Councils are able to demonstrate a 5YHLS equivalent to 5.18-years (with the 20% buffer taken into consideration as a result of Government guidelines).

Housing Delivery Test

The Housing Delivery Test (HDT) results show that the Councils had an annual requirement of 1,963no. new homes between 2019-2022. The results state that it delivered a total of 2,658no. new homes during this period. Consequently, its HDT 2022 measurement was 135%. This suggests that there is no buffer to be applied.

Community Infrastructure Levy

We understand that TDC has not adopted Community Infrastructure Levy (CIL); therefore, CIL will not be payable on any proposed residential development scheme (PRDS) built on the land.

DUE DILIGENCE

The seller has commissioned a Land Surveyor to prepare a Topographical Survey; a Drainage/Utility Engineer to prepare a Flood Risk and Drainage Technical Note and a Utilities Note; and an Ecology Consultant to prepare a Preliminary Ecology Assessment. The Surveys and Notes are contained within the information pack.

LOCAL AUTHORITY

Torridge District Council
Riverbank House
Bideford
Devon
EX39 2QG

T: (01237) 428700
E: planning@torridge.gov.uk
W: www.torridge.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the land being offered for sale. It is registered with the Land Registry under title number: DN612619.

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 £600,000.**

Offers are invited on a conditional basis (conditional on grant of a satisfactory planning permission, which means grant of detailed planning permission, expiry of the Judicial Review challenge period and being free from challenge for development).

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

VALUE ADDED TAX

The seller has not (and shall not) opt to tax; therefore, Value Added Tax (VAT) will not be payable in addition to the purchase price.

All interested parties should make their own enquiries of HMRC.

RIGHTS OF WAY, WAYLEAVES, 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 the information pack.

RANSOM STRIP

The seller will retain a 30-centimetre wide ransom strip between points A and C, as shown on the site plan overleaf. These points are shown for identification purposes only and the plan is not to be relied upon.

SERVICES

All mains services are available near or on the land.

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

ADDITIONAL INFORMATION

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

<https://www.dropbox.com/scl/fo/b1q5zo897105ynlean954/h?dl=0&rlkey=ndo6drxoa164t5m7v6w9zn8t0>

<https://www.youtube.com/watch?v=6RSRNsk2Cmw>

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.

DIRECTIONS

what3words:- **revised.snacks.lollipop**

SatNav:- **EX38 7BY**

From Bideford, head south-east on the A386 for approximately 11.3-kilometres (7-miles) until reaching Great Torrington.

At the roundabout with the BP petrol filling station, continue straight across onto the B3327. At the next roundabout, continue straight across onto the B3232.

After approximately 0.8-kilometres (0.5-miles) turn right into Hatchmoor Common Lane. The land will be found immediately on the right. It will be identified by a Greenslade Taylor Hunt signboard.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. 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](#)

NEW HOMES

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

Our New Homes Service brochure is 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.

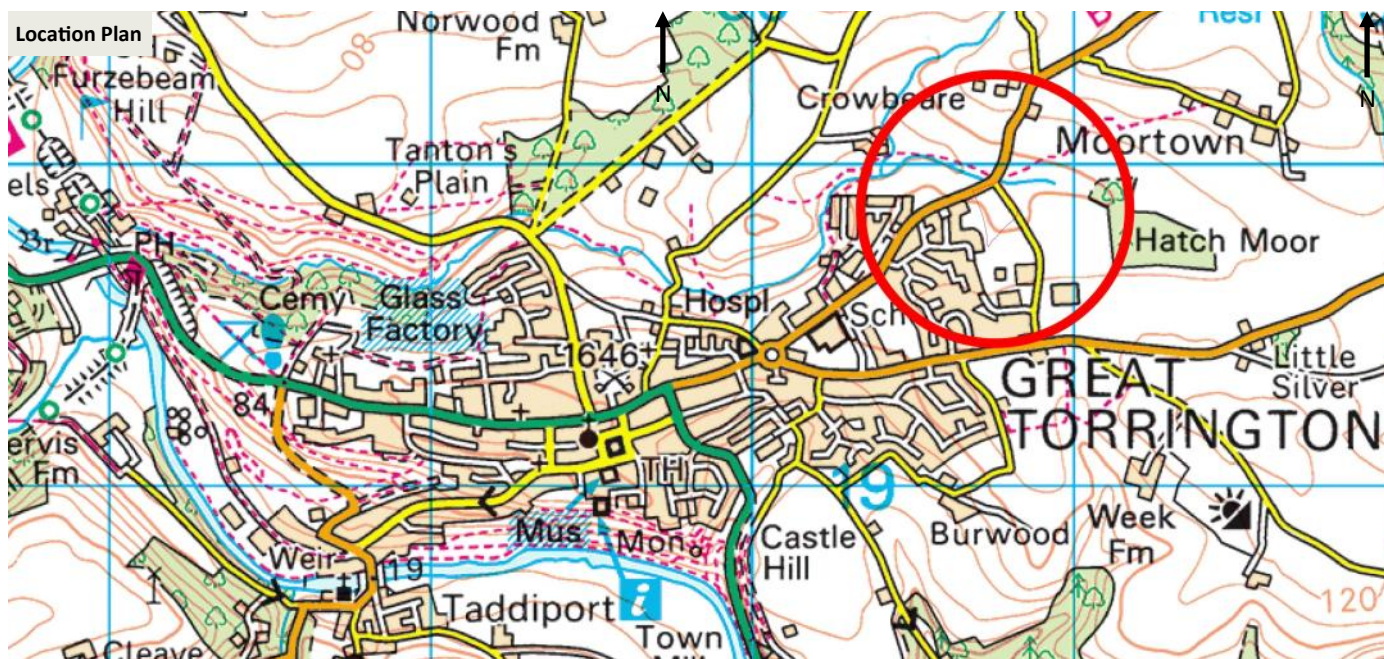
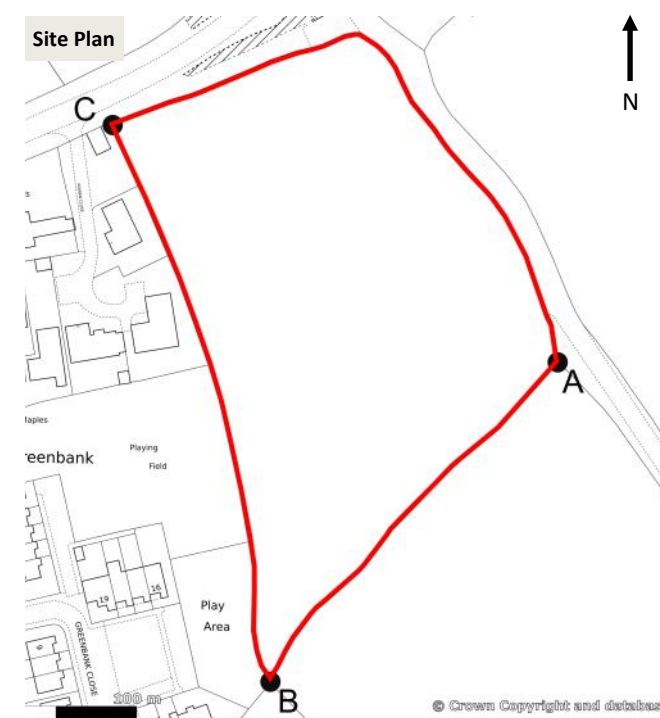
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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 September 2022

Sales Brochure updated September 2025

Property Reference Number: TAL220067



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/PS
Date: Date as postmark

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

Dear Sir or Madam

**RESIDENTIAL DEVELOPMENT LAND
LAND OFF HATCHMOOR COMMON LANE, GREAT TORRINGTON, DEVON EX38 7BY**

Greenslade Taylor Hunt (GTH) is the sole selling agent. It has been appointed to act for and on behalf of Mrs V Ford, Mrs L Bailey and Mr M J Hill. It is instructed to market and sell the land, as described above.

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

Land

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Health and Safety Policy

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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

A handwritten signature in blue ink, appearing to be 'M. A.', with a horizontal line extending from the end.

Greenslade Taylor Hunt

Enc Sales brochure