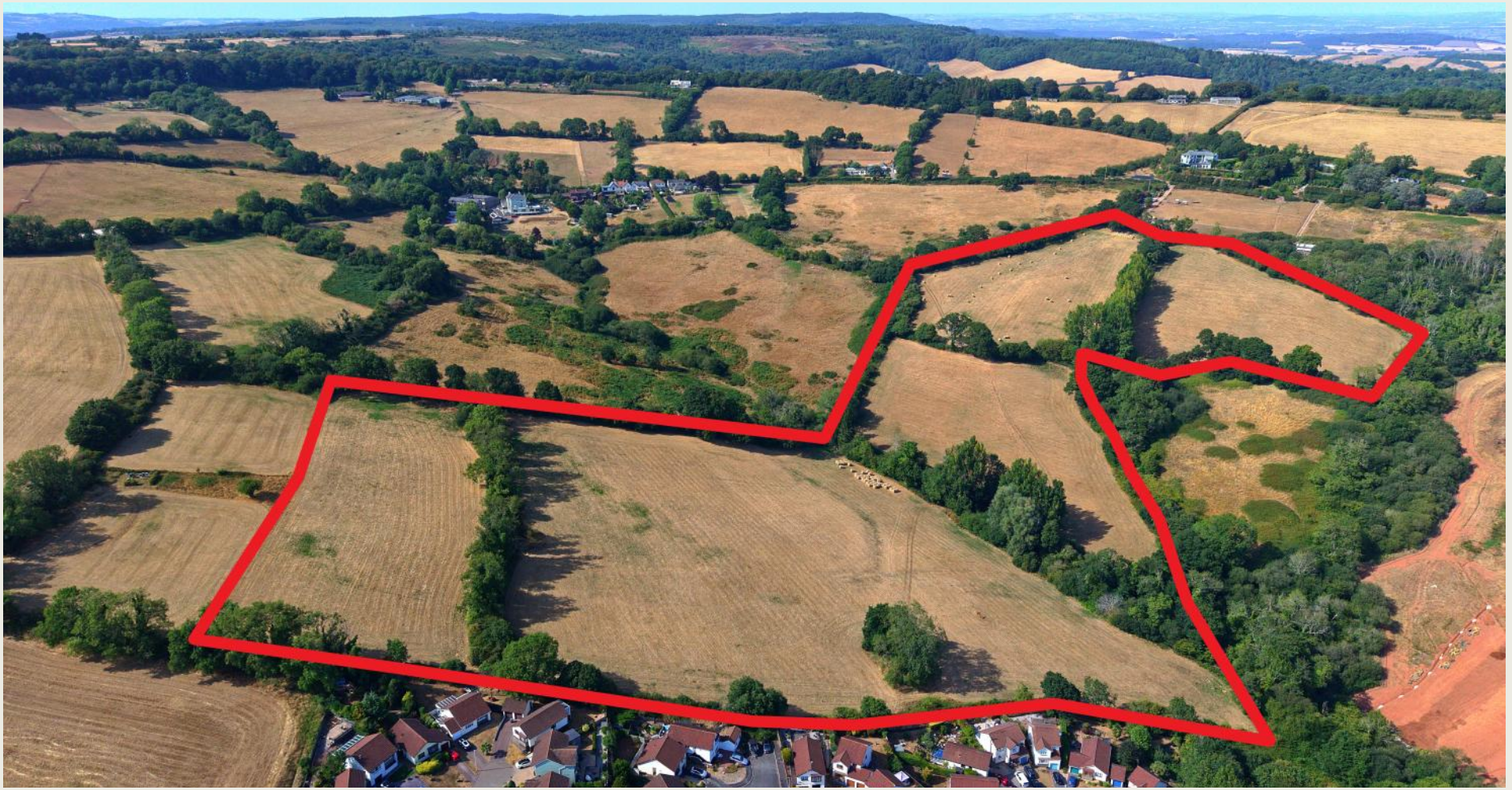
gth



LAND NORTH OF MOORVIEW DRIVE

Teignmouth - Nr. Exeter - Devon - TQ14 9UZ


Aerial photograph (taken from the north-west)

LAND NORTH OF MOORVIEW DRIVE

Teignmouth - Nr. Exeter - Devon - TQ14 9UZ

Strategic land with potential for residential development (subject to planning).



The land extends, in total, to approximately 10.8-hectares (26.7-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

Mark Chugg

(01823) 334466

mark.chugg@gth.net

Aerial Photograph (taken from the north)



Aerial Photograph (taken from the east)



LOCATION

Teignmouth is a coastal town within the administrative area of Teignbridge District Council (TDC). It has a population of approximately 14,932no. residents (2021 Census).

The town 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.

It is approximately 17.9-kilometres (11.1-miles) east of Dartmoor National Park. This area is famous for its beautiful viewing spots and spectacular country walks.

COMMUNICATIONS

Road - Teignmouth benefits from close links to the neighbouring town of Newton Abbot, via the A381, approximately 10.3-kilometres (6.4-miles) to the west and to the Cathedral City of Exeter, via the A380 and A38, approximately 21.4-kilometres (15-miles) to the north-east. The A38 provides direct access to the M5 motorway at Exeter, offering convenient connections to Taunton, Bristol and beyond.

Rail - Teignmouth railway station is approximately 2.6-kilometres (1.6-miles) south-east of the land. It runs on the Riviera Line between Paignton and Exeter (St Davids and Central). Exeter Central (provides mainline services to London Waterloo) and Exeter St Davids (provides mainline services to London Paddington).

Air - Exeter Airport is approximately 28.5-kilometres (17.7-miles) to the north-east via the A380 and the M5 motorway. It offers a range of scheduled and chartered flights to a range of national and international destinations.

LAND

The land is directly north of Moorview Drive. It is situated on the north -western edge of the town of Teignmouth.

It is bound by residential dwellings, Bitton Brook Park and a residential development site to the south; and agricultural land to the north, east and west.

The land comprises agricultural land and extends, in total, to approximately 10.8-hectares (26.7-acres). The land that is being offered for sale is shown outlined red on the site plan overleaf.

It is shown for identification purposes only and is not to be relied upon.

PLANNING

The land falls outside, but abuts, the built-up area and development boundary of Teignmouth. It falls within the open countryside.

TEIGNBRIDGE LOCAL PLAN (2020 - 2040)

The Teignbridge Local Plan (TLP) was adopted on 19th May 2026. It sets out the planning policy for the district area and is the basis upon which planning applications within this area are determined.

EMERGING LOCAL PLAN (2029 - 2044)

TDC is preparing a new Local Plan as required by the Government. National policy has changed including how housing need is calculated. Please see below the Local Plan preparation timetable:-

- Local Plan timetable published: March 2026
- Early consultation and evidence gathering: June 2026
- Start of plan preparation: October 2026
- Draft plan consultation: November 2027
- Final plan consultation: October 2028
- Submission for examination: October 2028
- Examination: November 2028 to April 2029
- Adoption: Expected between May and December 2029

Due to the recent Local Government reorganisation, any publication of a Call for Sites or Scoping Consultation will be delayed.

TEIGNMOUTH NEIGHBOURHOOD PLAN (2018-2033)

The Teignmouth Neighbourhood Plan was made in July 2024. The Plan contains policies relating to affordable housing, transport, accessibility, parking, landscape protection and trees. The Neighbourhood Plan will be given significant weight in determining any future planning application.

5-YEAR HOUSING LAND SUPPLY

The Council's published 5-Year Housing Land Supply (5YHLS) Position Statement, issued in May 2026, confirms that it was able to demonstrate a 5YHLS equivalent to 5.73-years.

Illustrative Site Layout Plan



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

Aerial Photograph (taken from the west)



Aerial Photograph (taken from the east)



TDC have a requirement to build 4,768no. dwellings over the plan period, which means they currently have a surplus of approximately 706no. dwellings.

However, following recent changes to the National Planning Policy Framework (NPPF) and the standard method for calculating housing need, it is estimated that there will be additional need for housing and will enable the subject land to be brought forward for development.

HOUSING DELIVERY TEST

The Housing Delivery Test (HDT) 2025 results, published in August 2026, confirm that the Council delivered 1,712no. dwellings against a requirement of 2,220no. dwellings over the 2022-2025 monitoring period. Consequently, the Council recorded an HDT measurement of 78%, which requires the application of a 20% buffer to its 5YHLS. This under-delivery highlights the continued need for additional housing and presents an opportunity for sustainable residential development to come forward.

LOCAL AUTHORITY

Teignbridge District Council
Forde House
Brunel Road
Newton Abbot
Devon
TQ12 4XX
T: (01626) 361101
W: www.teignbridge.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: DN171882.

ACCESS

There is a parcel of land between the land (subject of this document) and Moorview Drive. The Crown Estate (Government Legal Department 'Vacant Goods' Division) own's the land. This is contained within the title number: DN111607. If you would like further information, please speak with the agent.

METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion.

GUIDE PRICE

Price on application. Offers are invited on an unconditional basis.

VIEWINGS

All viewings are strictly by appointment.

VALUE ADDED TAX

The seller will not (and shall not) opt to tax; therefore, VAT will not 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.

SERVICES

All mains services are available near or on the land. 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/xih0acwamvuh1dwvn32dk/AP7z-2gzGDgYogVXRSbYlC0?rlkey=oxrgfrcq7on74yrstmuqowcri&st=ecyywhyf&dl=0

https://youtu.be/Qd07u5-HBEE

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

Sat Nav: TQ14 9UZ

What3words: stability.twilight.pill

From the A380, take the exit signposted Teignmouth and follow the A381 towards the town. Continue through Teignmouth, following signs for Higher Exeter Road and the residential areas to the west of the town. Turn into Moorview Drive and continue along the road. The land will be found to the north of Moorview Drive. The site 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 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 and advice on marketing the future proposed residential development scheme (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.

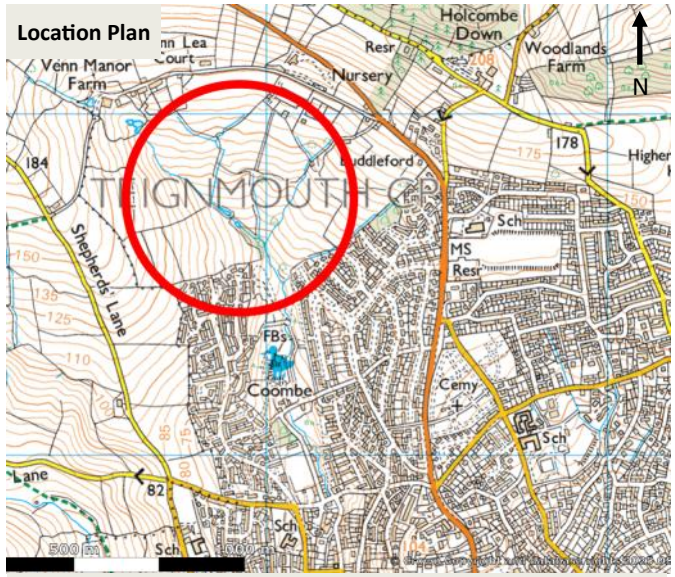
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested 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: August 2026 / Brochure produced: September 2026

Property Reference Number: TAL250052

Location 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.

Site Plan



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/459
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH

Tel: 01823 334466

Dear Sir or Madam

STRATEGIC LAND
LAND NORTH OF MOORVIEW DRIVE, TEIGNMOUTH, NR. EXETER, DEVON TQ14 9UZ

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr R and Mrs P Partridge (our clients). It is instructed to market and sell the land, as described in the subject above.

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

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

Guide Price

Price on application.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon** on **Friday, 13th November 2026.**

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 **'Land north of Moorview Drive, Teignmouth, Nr. Exeter, Devon TQ14 9UZ,'** 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 address is: mark.chugg@gth.net.

Please can you submit your 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 is available, via the link, set out below: -

https://www.dropbox.com/scl/fo/xih0acwamvuh1dwvn32dk/AP7z-2gzGDgYogVXRSbYlC0?rlkey=oxrgfrcq7on74yrstmuqowcri&st=ecyywhyf&dl=0

https://youtu.be/Qd07u5-HBEE

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of the 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 address: mark.chugg@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure