

FOR SALE

Residential Development Land

Location: Merton - Devon

Planning: Reserved matters -
December 2018

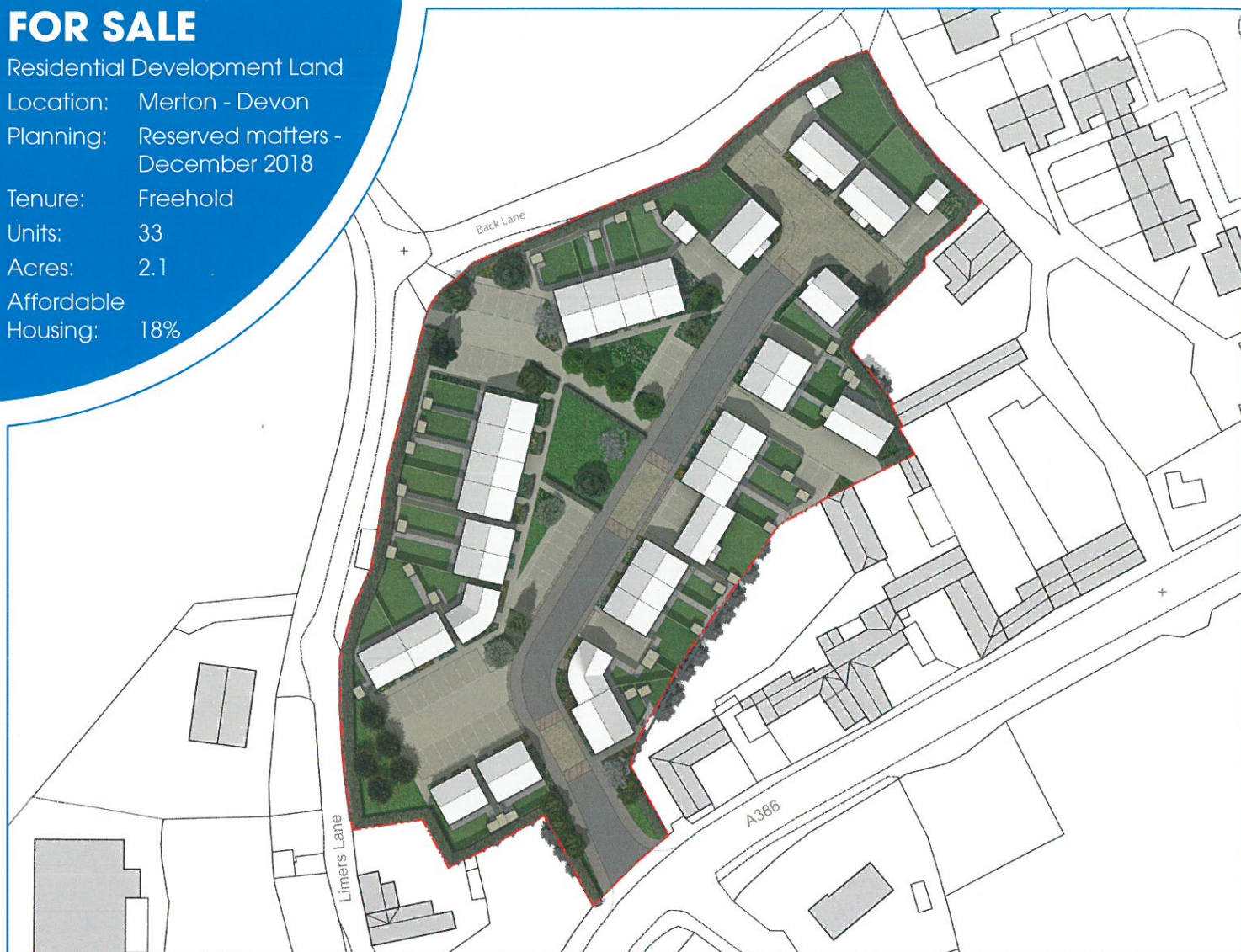
Tenure: Freehold

Units: 33

Acres: 2.1

Affordable

Housing: 18%



RESIDENTIAL DEVELOPMENT SITE FOR 33 UNITS

Land to the rear of The Malt Scoop, Merton

This attractive development opportunity extends to approximately 0.85 hectares (2.1 acres) of generally level agricultural land with direct access from the A386.

The site is well located to the centre of Merton, with its range of amenities including a local shop/post office at the nearby garage in Merton, a local public house and a number of supermarkets within 1.5 miles. It is also only 300 m from the local primary school.

A new vehicle access into the site from The A386 will be required to serve the development.

LOCATION

Merton is a village and civil parish in the local government district of Torridge, Devon, England. The parish lies about five miles south east of the town of Great Torrington. The eastern and northern boundaries of the parish follow the loops of the River Torridge and the other sides are defined by the River Mere.

The village is on the A386 road between Meeth and Great Torrington. The parish church, on the west side of the village, is dedicated to All Saints and dates from around 1400.

LANDOWNER REQUIREMENTS

The landowner requires access to retained land and require a non-ransom strip to be constructed to the boundaries.

METHOD OF SALE

Offers are invited for the freehold interest in the site by informal tender.

PLANNING

The site benefits from a reserved matters planning permission, reference 1/0541/2018/REMM, for residential development of 33 units.

The reserved matters planning consent was issued in December 2018 and is subject to a section 106 agreement requiring various financial contributions and the provision of 18% affordable housing on site.

TECHNICAL

Access to technical information and the details of the approved planning submission is available to prospective buyers on request.

VIEWING

Strictly through the agent SLG Land & Planning Ltd.

Building Height and Scale

2 storey dwellings, maximum eaves height 5-5.5m
(House types will determine ridge height)

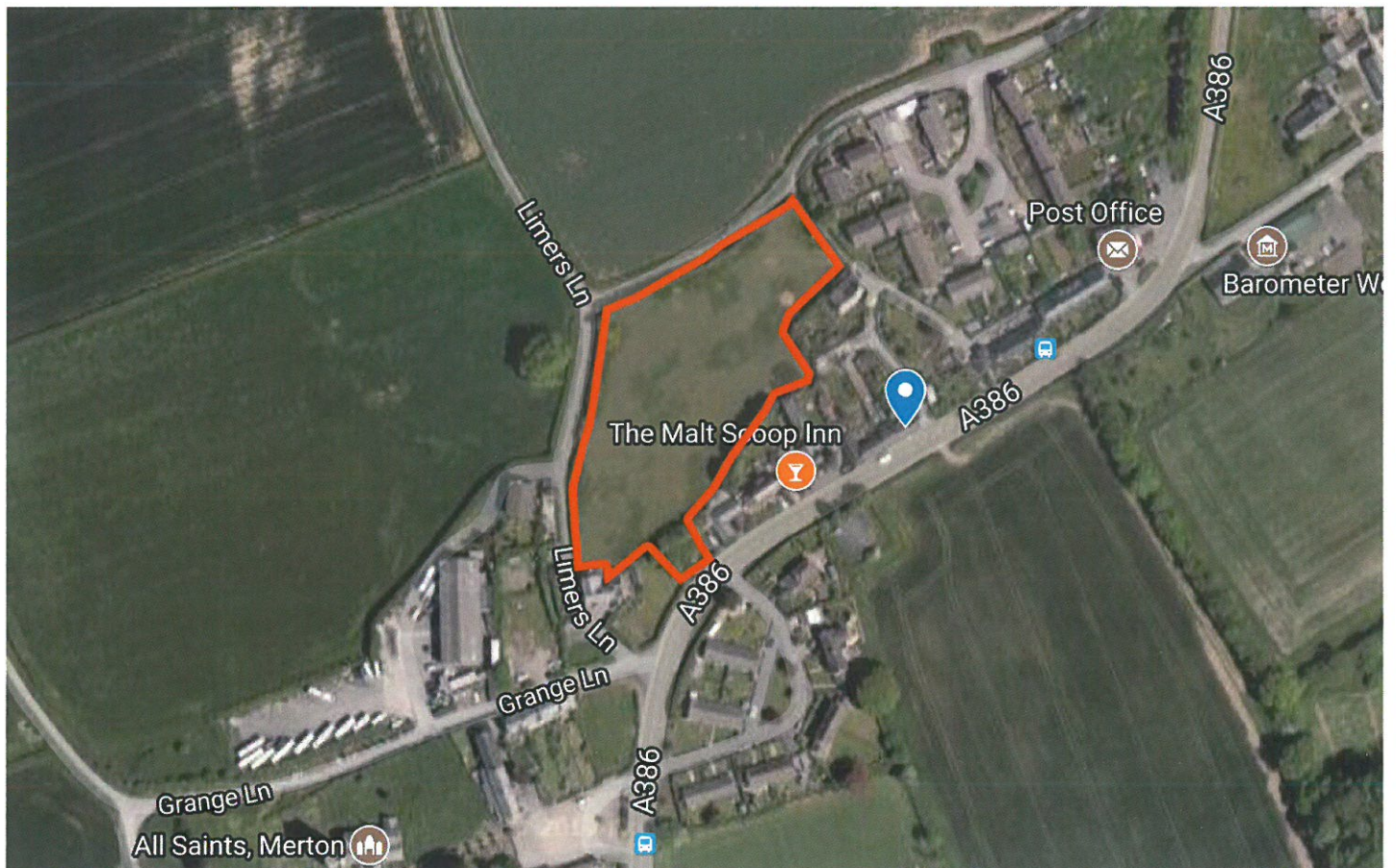
Building Type	Maximum dimensions, m	Square Metres m ² (Minimum from HQI standards)
1 bed flat	10m x 7.5	30-60
2 bed coach house	10m x 7.5	45-70
2 bed house	10m x 6	45-70
3 bed house	10m x 10	57-90
4 bed house	10m x 10	67-120

Accommodation schedule

4 x 1 bed flat
2 x 2 bed coach house
10 x 2 bed houses
14 x 3 bed houses
3 x 4 bed houses
TOTAL 33 dwellings

Key

- Site Boundary
- One bed flat
- Two bed coach house
- Two bed house
- Three bed House
- Four bed house



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