



## STRATEGIC LAND – OFFERS INVITED

Land off Holne Road, Buckfastleigh, Devon, TQ11 0BJ - Extending to 4.28 acres (1.73 Ha)

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CODE **5587**



# Strategic Residential Development Land - Subject to Planning

Land off Holne Road, Buckfastleigh, Devon, TQ11 0BJ

## LOCATION

The site is located to the west of Holne Road and to the north of the housing estate Glebelands. The site is to the north of the market town and civil parish of Buckfastleigh in the county of Devon. The settlement is estimated to have a population of circa 3,460. The location is at the southern boundary of Dartmoor National Park. Transport links to the location are good with the A38 a short distance to the east and the town benefitting from a mainline railway station.

## DESCRIPTION

The site comprises a sloping and broadly rectangular shaped parcel of agricultural pastureland which borders the existing settlement of Buckfastleigh. The land is bound by mature hedgerows and benefits from a direct road access to the east off Holne Road. The land borders an area of mature woodland to the south. The land extends to approximately 4.28 acres (1.73 hectares).

## PLANNING SUMMARY

The parcel of land is situated within the Local Planning Authority of Dartmoor National Park for which policy governing planning decisions is dictated by the Dartmoor Local Plan 2018-2036. The Local Plan was adopted on 3 December 2021.

The site was previously identified with an Allocation for residential development under Local Plan policy BCK2. The full policy requirement for BCK2 was "An area of land 1.7 ha in extent adjacent to Holne Road, Buckfastleigh, is allocated for housing, not less than 50% of which should be affordable housing to meet identified local needs". The site was also retained for housing in the consultation final draft of the Dartmoor Local Plan (Regulation 19) which identifies a development of around 28 homes.

A planning application was submitted by Burrington Estates in 2018 for an open market scheme on site - "0452/18 - Residential development for up to 30 dwellings together with associated highways and drainage infrastructure, open space and landscaping".

This application was subject to a Refusal in September 2020 on the basis of absence of any on-site affordable housing provision and without adequate ecological survey information. Please see the decision notice and officers report for further details.

As part of the current adopted plan 'BCK2 Housing land at Holne Road' has been superseded and 'Replaced by Proposal 7.6 Land at Timbers Road, Buckfastleigh' which benefits from an allocation for 70 dwellings. The Local Plan also references 'site 7.5' which is an allocation for 26 homes at Barn Park, Buckfastleigh. As such the allocation for the subject land has fallen away.

It is considered that the subject parcel could be put forward for re-consideration at Local Plan review stage. Should the Local Authority fall deficient in their 5-year housing land supply, a window of opportunity may also arise. The March 2021 Land Supply Update suggests that a supply of 370 units is projected against the plan target of 342.

## TERMS

The site is offered For Sale with Freehold Offers invited, with and without Overage. Consideration will also be given to conditional terms for Option or Promotion Agreement. The land is currently free from any development agreement.

Offers for the Freehold purchase of the land or Option/Promotion Agreement terms are to be submitted by Noon on Thursday 8<sup>th</sup> December.

Offers are to be submitted by email to:  
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

## SERVICES

The site does not currently benefit from any service supplies.

## VAT

The land has not been elected for VAT.

## LEGAL

Each party is to bear their own legal costs incurred within this transaction.

## FURTHER INFORMATION & VIEWING

An Information Pack has been prepared which includes the previous planning application, local plan documents and details of the historical allocation on the parcel. Please contact us for the link.

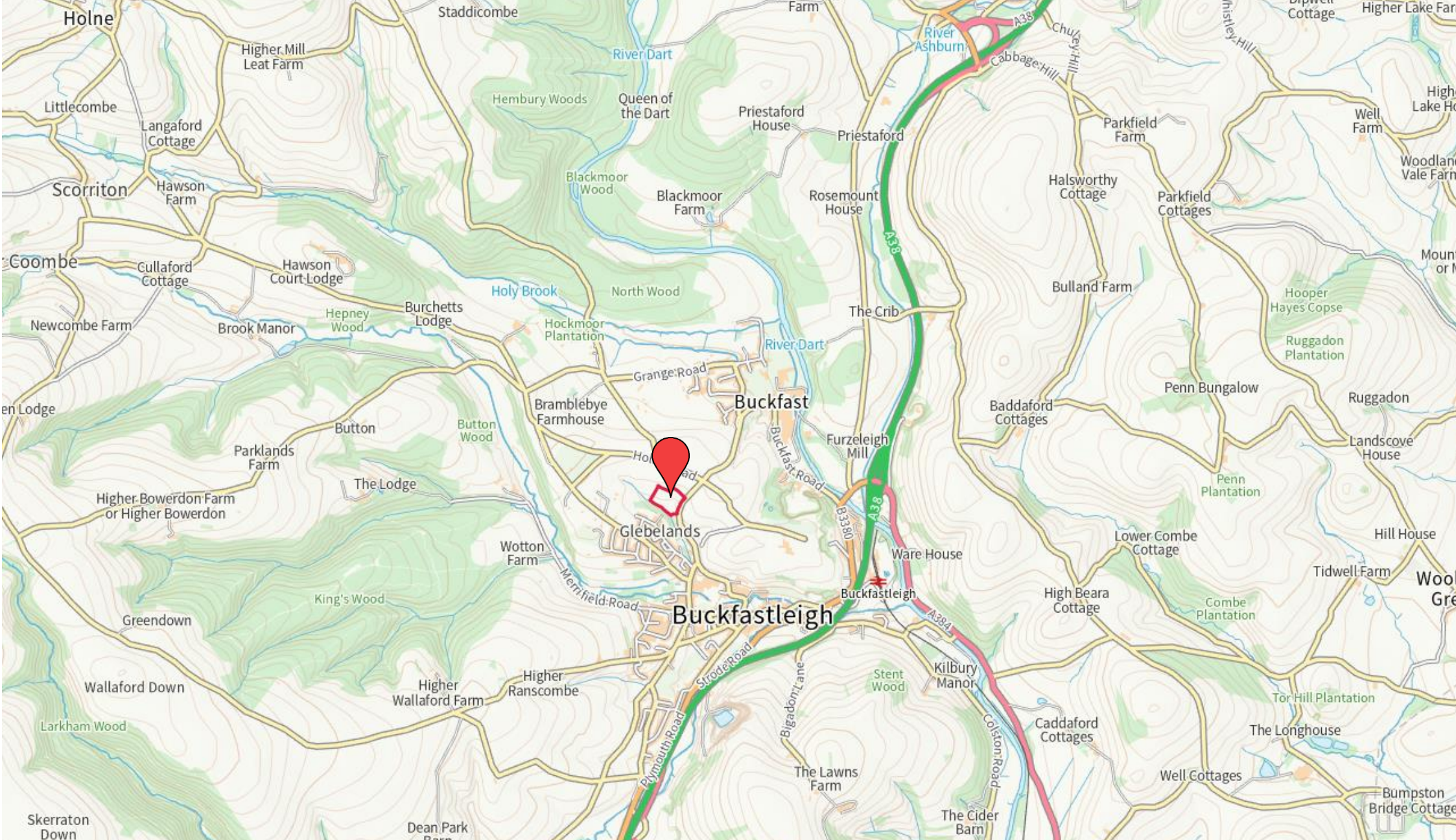
Viewings strictly by appointment with Bruton Knowles – but can be viewed from the existing agricultural access.

## REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Subject to Contact – October 2022**





## CONTACT

Plumer House  
Tailyour Road, Crownhill  
Plymouth, PL6 5DH

William Matthews BSc (Hons) MRICS  
07841 920434  
[william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

