

# Land at New Barn Farm

DARTMOUTH, DEVON

Prime residential development opportunity subject to securing planning permission





View north eastwards over site

## SITE AND LOCATION

The proposed site area is shown edged red on the site plan on page 4 and extends to approximately 11.1 acres (4.5 ha). The site area is consistent with the red line boundary for the historic planning application (see Planning Section on page 3). The land outlined in blue on the site plan depicts adjoining land within the Seller's ownership which can be made available, if required, in order to satisfy landscape or ecology mitigation and / or BNG requirements.

The site is situated on the western outskirts of Dartmouth, within close proximity to Sainsbury's, the new Dartmouth Medical Practice, Health & Well Being Centre and Dartmouth Leisure Centre. All of these facilities are within approximately 0.6 km of the proposed site entrance.

The site is bounded by agricultural land and New Barn Farm to the north and east, woodland, Admiral Court Business Park and Sainsbury's to the east, residential to the west and the A3122 to the south. On the opposite side of the main road is a residential development of 285no. dwellings, which is currently being developed by Baker Estates. Adjacent to this scheme is a 65no. unit retirement living development, which is being built out by McCarthy and Stone.

The land is currently in agricultural use and slopes downwards from south to north, providing attractive rural views. Most of the site falls within Flood Zone 1.

The nearest mainline train station is located in Totnes, approximately 15 miles to the north west.

Exeter International Airport is situated 45 miles to the north and provides scheduled and chartered flights to a range of national and international destinations.

## DARTMOUTH

Dartmouth is a thriving and historic town situated on the west bank of the River Dart Estuary within a designated National Landscape. The town is characterised by narrow streets and alleyways which are populated with a range of independent shops and art galleries. Dartmouth has an affluent catchment population and is also a popular holiday destination.

The town is renowned for the annual regatta in August, which has been running for the last 178 years and the Britannia Royal Naval College.

Dartmouth benefits from a range of local services and amenities including a primary and secondary school, a health centre, a leisure centre and a number of supermarkets, restaurants and shops.



## THE OPPORTUNITY

The site provides a prime greenfield development opportunity in a key South Hams town, subject to securing the necessary planning permission.

## PLANNING

An outline planning application (ref: 3259/18/OPA) for the erection of 85 dwellings and a 55 bed Assisted Living Development (including 30% affordable homes) was submitted by the Seller in October 2018. This was ultimately withdrawn in December 2019 following the adoption of the Plymouth and South West Devon Joint Local Plan, which enabled the Local Planning Authority to demonstrate a housing land supply in excess of 5 years.

A number of technical matters were dealt with during the planning process and at the point that the application was withdrawn, the only outstanding technical issue was landscape impact. The Landscape Officer's comments related to localised landscape impact, however given the recently developed land to the south that sits higher on the ridge line, the localised landscape setting has materially changed.

The subject land is not allocated in the Joint Local Plan but represents a sustainable site on the edge of one of the 'Main Towns' within the South Hams district, which falls outside the South Devon National Landscape (formerly AONB). The recently published National Planning Policy Framework (NPPF) imposes a significant increase in housing numbers for the district.

The Dartmouth Neighbourhood Plan was 'made' on 15th December 2022, but does not include specific site allocations for development. Policy DNP H4 states that new open market housing will only be supported where there is a restriction to ensure its occupancy as a principal residence is guaranteed through a planning condition or legal agreement.

The benefit of the various technical surveys and reports undertaken to support the withdrawn planning application can be assigned to the buyer, which will reduce the cost of submitting a new planning application. The ecology surveys are in the process of being updated.

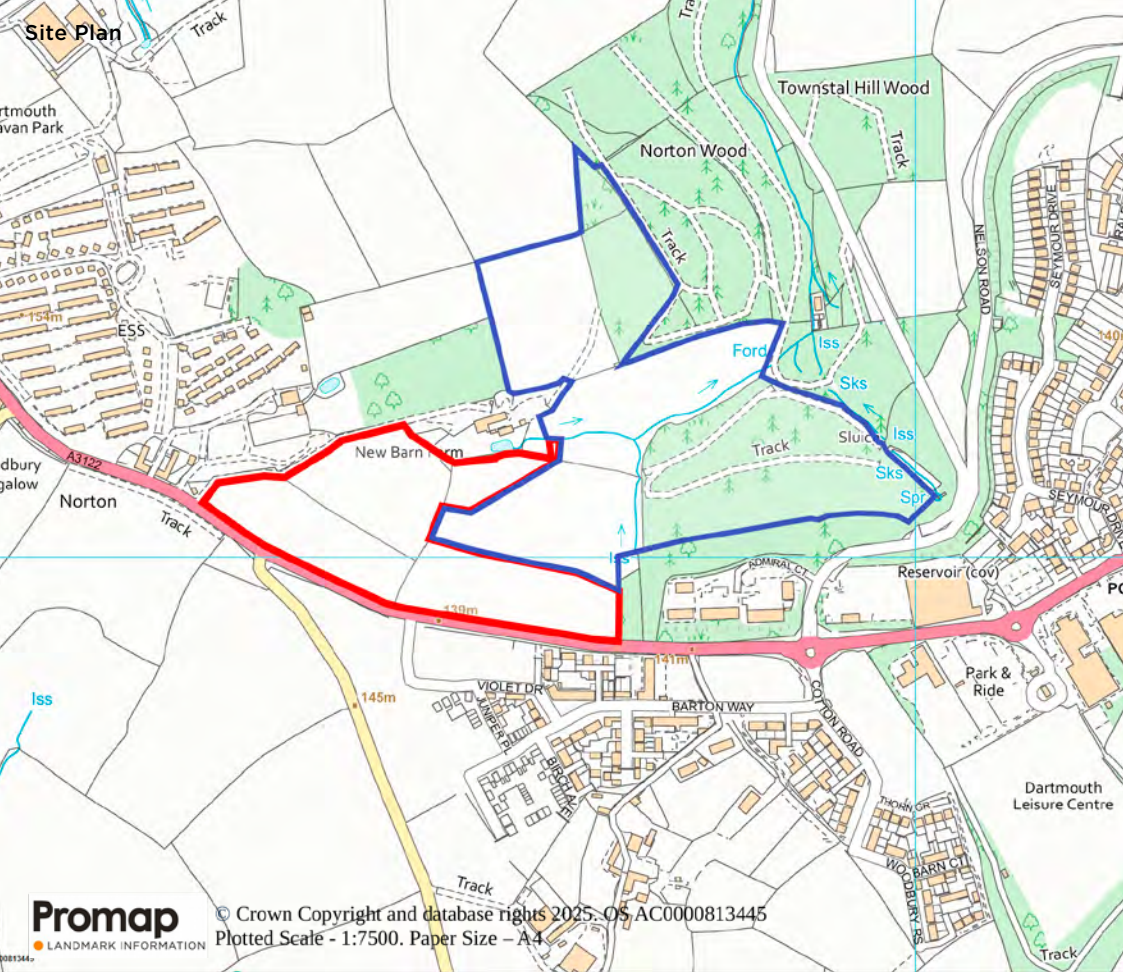
## CIL

South Hams District Council does not have a CIL charging schedule in place at the current time.

## TENURE & TITLE

The land is owned freehold (title absolute) and is registered under title number DN660486.





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## SERVICES

Search results from the utility providers, showing the location of services in relation to the site, are provided in the Data Room.

## OFFERS

Offers are invited for the freehold interest of the site on a fixed price basis, subject only to securing planning permission.

The closing date for submission of offers will be confirmed in the 'Bid Submission Document' in the Data Room.

## LOCAL AUTHORITY

The Property falls within the jurisdiction of South Hams District Council:  
Follaton House, Plymouth Road, Totnes, TQ9 5NE  
Tel: 01803 861234

## VIEWING

The site can be viewed from the lane off the A3122 which runs along the north-western boundary of the site.

Please contact Rhiannon Charles (Savills) if you would like to access the land.

## FURTHER INFORMATION

Access to the Data Room is available via the link below:

**New Barn Farm, Dartmouth**

## CONTACT

For further information please contact:

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