

# Hatchmoor Industrial Estate, Torrington, TORRINGTON

## Offers in Excess of £1,000,000



Chartered Surveyors | Residential & Commercial Consultants



- Site Area 1.7 ha (4.2 acres)
- Subject to 106 Agreement
- Close to Amenities
- Outline Planning Consent 58 Houses
- Edge of Town Location
- Level Site

# Hatchmoor Development Land Hatchmoor Industrial Estate, Torrington, TORRINGTON, EX38 7HP

Torrington caters well for its inhabitants with a comprehensive range of local shopping facilities including schools, banks, Post Office, library, parks etc together with leisure facilities including an indoor heated swimming pool and nearby 9 hole golf course. Tourist attractions include the Royal Horticultural Society Gardens at Rosemoor, the Dartington Crystal Glass Works, and The Plough Arts Centre. Other attractions include the Torrington 1646 Civil War Experience and glazed Pannier Market. Torrington itself is surrounded by approximately 365 acres of common land where there can be found a wide variety of picturesque walks and country pursuits etc. The larger towns of Bideford and Barnstaple are easily reached by car or public transport and the North Devon countryside and spectacular coasts are only a short drive away.

## DETAILS

### SITUATION

The development land is a short distance from the town centre, situated on the edge of the town with easy access to the main roads to Barnstaple and South Molton.

### DESCRIPTION

The site extends to approximately 1.7 ha (4.2 acres) and is a level area of land adjacent to the Hatchmoor Nursing Home. In the close proximity is the nursing home, open fields, light industrial and residential.

### PROPOSAL

Our clients are looking to sell the site with the benefit of outline planning consent subject to the signed 106 agreement.

Our clients are seeking offers in excess of £1 million for the benefit of the site.

### PLANNING

Outline planning permission has been granted for 58 new homes.

Full details available online at [www.torridge.gov.uk/plan](http://www.torridge.gov.uk/plan) Planning Reference 1/0508/2017/ OUTM

Section 106 Agreement:

Contribution to Education 7% affordable.

A road alignment is required for the access road.  
(Further details available upon request)

### TENURE

The Tenure is Freehold.

### VAT

The owners of the site have not registered the site for VAT. Therefore, no VAT will be payable on the purchase price.

### VIEWING ARRANGEMENTS

Strictly by appointment with the sole agent.

### CONTACT DETAILS

David Edwards BSc MRICS

Direct Dial 01271 410133 / [david@johnsmale.com](mailto:david@johnsmale.com)

### Agent Notes

There will be an access strip down the North side of the site to allow the farmer access.

### Services

Not Connected

### Directions

Take the B3232 from Barnstaple towards Torrington. As you come down the hill towards Torrington, on Calvesford Road just at the bottom of the hill into Torrington take the left turning and follow the road towards Hatchmoor Nursing Home. The site is on the left just before the Hatchmoor Nursing Home. A John Smale & Co board can be found at the Entrance.

At John Smale & Co we don't just sell houses!

Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Email: [sales@johnsmale.com](mailto:sales@johnsmale.com) Website: [www.johnsmale.com](http://www.johnsmale.com)

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 342000