

Land off Newton Road

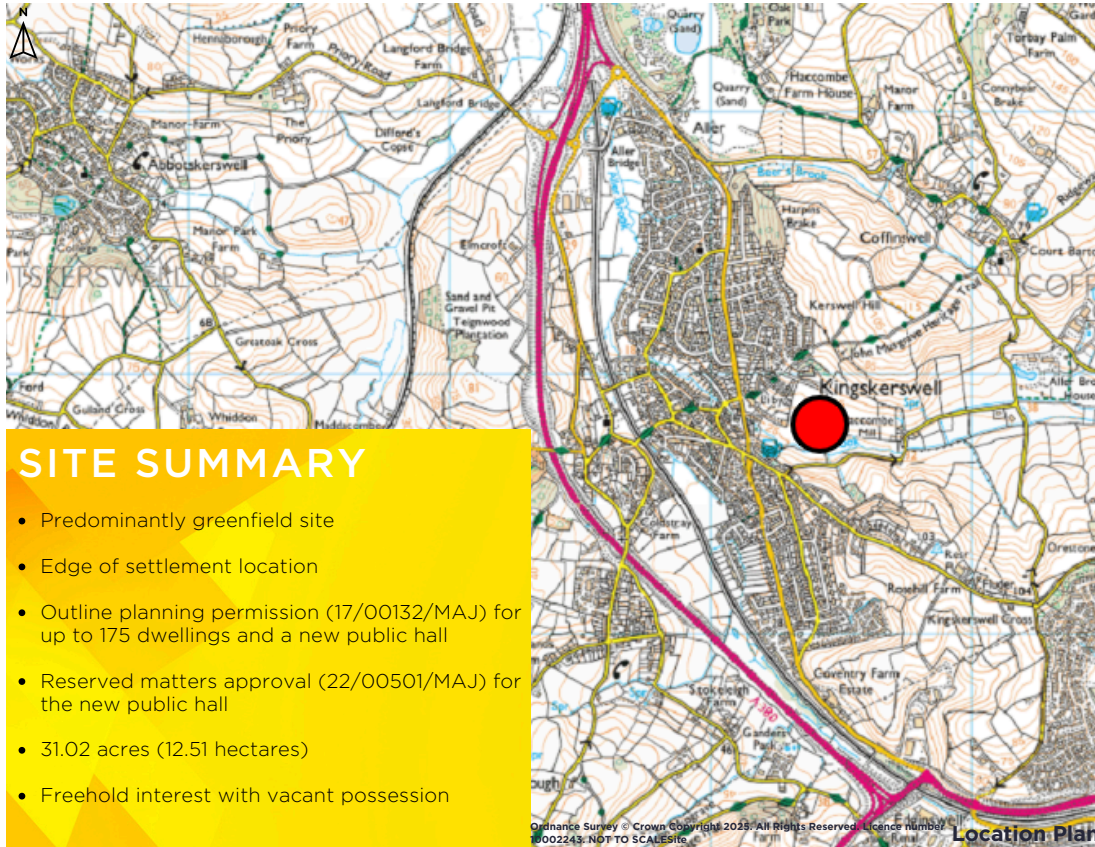
KINGSKERSWELL, DEVON

Prime greenfield residential development opportunity with outline planning permission for up to 175no. dwellings



Site boundary for indicative purposes only





SITE AND LOCATION

The extent of the land and property is identified edged red on the site plan opposite. The total site area is 31.02 acres (12.51 hectares).

The majority of the land is in agricultural use and forms part of a valley to the Aller Brook, which runs from east to west through the southern part of the site. It is bordered by agricultural land to the east, Dacombe Mill Lane to the south, existing housing, commercial property and woodland to the west and Kingskerswell C of E Primary School to the north.

The red line boundary includes a bungalow and the former Public Hall, which the seller acquired in December 2022 and November 2024, respectively, to facilitate the access into the development.

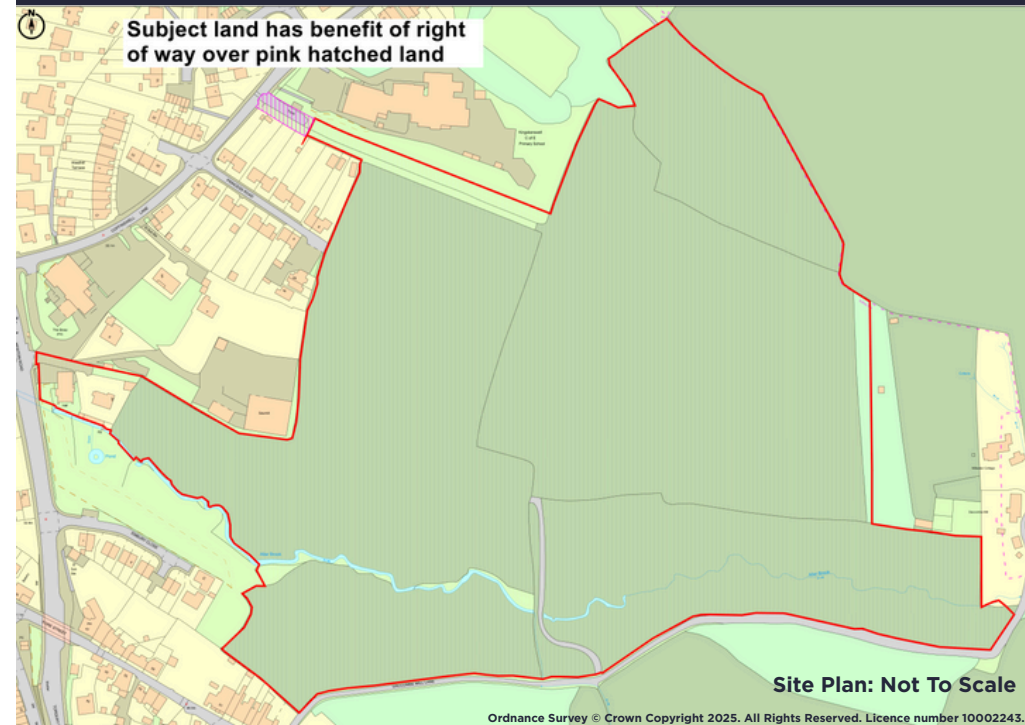
The land is situated to the east of Newton Road and is located approximately 1 mile to the south of the A380 South Devon Expressway. The nearest train station is at Newton Abbot, approximately 3 miles to the north-west, which provides mainline services to Exeter St David's, Plymouth and London Paddington. There are regular bus services which serve the village, providing access to local centres such as Brixham, Paignton, Torquay and Newton Abbot. Exeter International Airport is located approximately 22 miles to the north-east and provides flights to a range of national and international destinations.

KINGSKERSWELL

Kingskerswell is an historic village and civil parish, located in the Teignbridge district of Devon, approximately 2.7 miles south-east of Newton Abbot and 5 miles north-west of Torquay.

The village benefitted significantly from the opening of the South Devon Expressway in December 2015, which not only reduced passing traffic through the village, but also the drive time to Exeter.

Kingskerswell provides a range of local services and amenities including a primary school, health centre, pharmacy, post office, convenience store and library.



THE CROWN ESTATE

The Crown Estate is a significant national landowner with a unique and diverse £16bn portfolio that includes urban centres and development land across the country.

It has one of the largest UK-wide rural land portfolios along with retail, leisure and office destinations in Regent Street and St James's in London's West End and stewardship of Windsor Great Park. It also manages the seabed and much of the coastline around England, Wales and Northern Ireland, playing a major role in the UK's world leading offshore wind sector.

All The Crown Estate's net revenue profit goes to the Treasury for the benefit of the nation's finances. This has totalled more than £5bn over the last ten years. It continues to generate long-term prosperity for the country through its strategy. The Crown Estate measures the impact of its strategy through the financial, social and environmental value that it creates and enables through its activities.

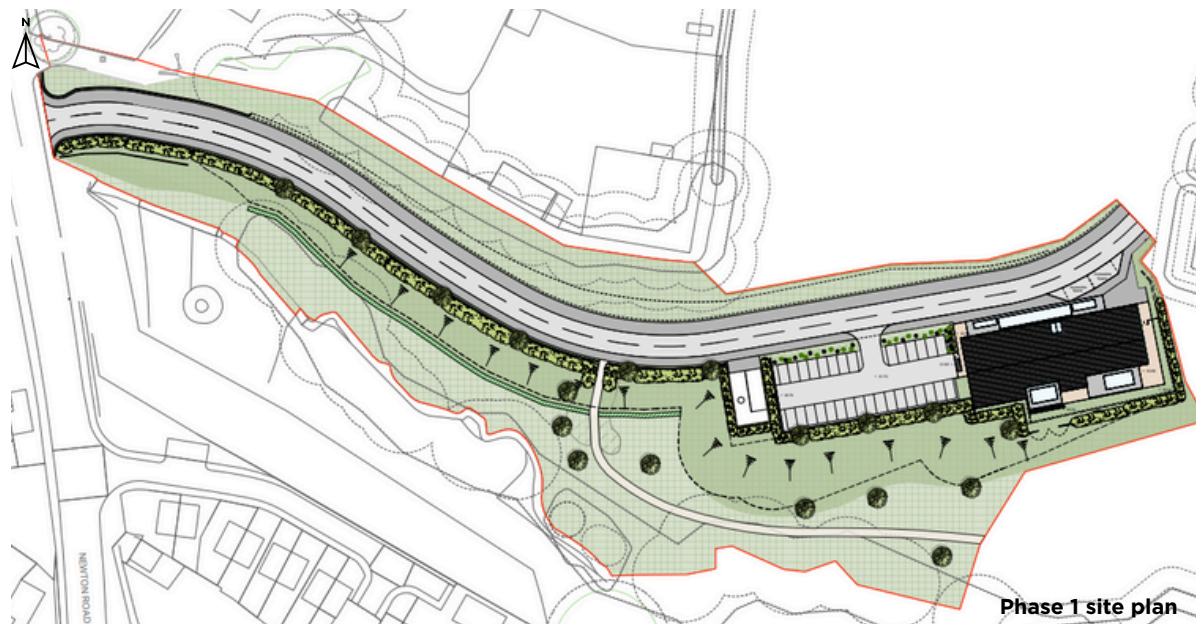
PLANNING

Outline planning permission, with all matters reserved except access, was granted by Teignbridge District Council on 3rd April 2019 for the demolition of the existing Public Hall and bungalow and the development of up to 175 dwellings (Use Class C3), a new Public Hall (Use Class D1) and associated open space and landscaping (application ref: 17/00132/MAJ).

The illustrative masterplan is shown on the last page. Notable planning conditions include:

- **Condition 2:** an application for approval of reserved matters for the first phase of development shall be made to the LPA before the 3rd April 2022. Applications for approval of reserved matters for all remaining phases, including the custom/self-build plots, shall be made to the LPA before 3rd April 2026.
- **Condition 11:** prior to any development being carried out (excluding demolition), a site construction access shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 10 metres back from its junction with the public highway.
- **Condition 16:** a Design Code for the custom/self-build plots shall be approved prior to the submission of the first reserved matters application for any phase including a custom/ self-build plot.
- **Condition 17:** no construction access through Coffinswell Lane (except in relation to the creation of that access). Once constructed, Coffinswell Lane access shall be used by emergency vehicles only and as a pedestrian and cycle link.

An application for the approval of reserved matters for the new Public Hall and the associated access and infrastructure, pursuant to the outline planning permission (ref: 22/00501/MAJ), was approved by the LPA on 22nd September 2023. The proposed site plan is shown opposite. The application also included the discharge of associated planning conditions.



S106 AGREEMENT

The outline planning permission is subject to a Section 106 agreement (dated 28th March 2019) which contains the following planning obligations:

- **On-site affordable housing:** 30% of the total number of dwellings (rounded up or down) less any applicable vacant building credit. Para 1.1 of the 4th Schedule sets out the various provisions of wheelchair accessible units and accessible units that would result in the overall affordable provision being reduced by one unit in each case.
- **Affordable tenure mix:** 70% affordable rent and 30% intermediate.
- **Self build and custom build:** a minimum of 5% of the total number of dwellings shall be provided as self-build and custom build plots (rounded up or down).
- **New public hall:** to comprise at least 232 sq m. The delivery of the new public hall, which has the benefit of reserved matters approval, will be the responsibility of the buyer. An outline specification has been provided in the Data Room which will help inform the cost assessment for this property. Although not a S106 obligation, it is proposed that a temporary community facility will be provided on an agreed part of the site until such time as the new public hall is completed and ready for occupation, subject to securing the required permissions (see Page 5).
- **Public art:** prior to commencement of the first phase containing dwellings, the owner shall submit a public art strategy for the Council's approval. The cost of the public art shall not exceed the Public Art Sum of £170 per dwelling.

FINANCIAL CONTRIBUTIONS

Contribution	Base Figure (non-indexed)	Payable
Cirl Bunting	£148,386	Prior to commencement of development
Employment	£278,000	Prior to occupation of 50% of the dwellings
Highways	£16,000	Prior to implementation of the permission
School Transport *	£78,569.75	50% payable prior to any occupation / 50% payable prior to the occupation of more than 50% of the dwellings

* If the scheme comprises less than 175 dwellings, the School Transport contribution will be calculated as £2909.99 per secondary school pupil (calculated at 0.15 pupils per dwelling and rounded up).

The financial contributions are subject to index linking, applying the BCIS All-In Tender Price Index.

CIL

Teignbridge District Council adopted its CIL charging schedule on 13th October 2014. The consented residential development will therefore be liable for CIL.

The site straddles two residential charging zones. The northern part of the site, which accommodates the developable area, falls within Zone 1 for Kingskerswell. The base (unindexed) rate for this zone is £70 per sq m. The remaining southern section, which will accommodate the public open space, falls within Zone 5 (Rural).

Based on the Illustrative Masterplan, the index linked rate for Zone 1 will be applied to the relevant qualifying residential floor area to calculate the total CIL liability for the scheme. When calculating the CIL liability, the floor areas of any existing buildings to be demolished that have been in lawful use for a continuous period of 6 months within the past 3 years, can be deducted from the qualifying new build floor area.

There are two existing properties on the site, both of which are now vacant and secured. The Public Hall was vacated on 7th November 2024 and the neighbouring bungalow, known as Aberlyn, 2A Newton Road was vacated on 19th December 2022.

Interested parties are advised to make their own enquiries with the LPA.



Illustrative Sketch

TEMPORARY COMMUNITY BUILDING

It is acknowledged that the new public hall may need to be delivered as part of the later phases of residential development, given the proposed location of the facility and the fact that the principal access road which will service it will be used for construction traffic. Although not a planning requirement, The Crown Estate would like to explore the opportunity of providing a temporary community facility on part of the site that can be easily accessed via the proposed emergency / active travel link off Coffinswell Lane.

The prospective buyer will not be required to secure planning permission for this temporary use, but they will be required to work in partnership with The Crown Estate and the Parish Council in seeking to find a practical solution. Given the uncertainty around this at the current time, bidders will be requested not to include any costs associated with delivering such a facility when formulating their offers.

TENURE AND TITLE

The land and property within the red line boundary is owned freehold with title absolute and is currently registered under the following separate titles:

- DN584320 - land at Rosehill Farm, Fluder Hill, Kingskerswell
- DN117858 - Aberlyn, 2A Newton Road
- DN131914 - land and buildings at the rear of 2A Newton Road
- DN683692 - Kingskerswell Public Hall, Newton Road
- DN539018 - land lying to the west of 2A Newton Road

The planning application site also includes the land hatched pink on the site plan, which is owned by The Incumbent and Churchwardens of the Parish of Kingskerswell. This parcel of land is subject to a right of way benefitting the principal title DN584320 and part of it will be used to provide the emergency access / pedestrian and cycle way on to Coffinswell Lane.

Further information regarding the various titles is provided in Burges Salmon's Briefing Note in the Data Room.

TENANCY

The land included in title number DN584320 (land at Rosehill Farm) is subject to a Farm Business Tenancy, which runs from year to year and is due to be renewed in September 2025.

SERVICES

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

VIEWING

The site can be viewed from Embury Close and Dacombe Mill Lane, which are public highways. Access to the land can be arranged, strictly by appointment with sole selling agent, Savills.



View of main site access and existing public hall and bungalow (to be demolished)



View of site towards the north-west

Land off Newton Road Kingskerswell, Devon



Illustrative Masterplan

IMPORTANT NOTICE

Savills, 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, images 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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LOCAL AUTHORITY

The site falls within the jurisdiction of Teignbridge District Council.
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX
T: 01626 361101
E: planning@teignbridge.gov.uk

OFFERS

Offers are invited for the freehold interest of the land and property on a conditional basis, subject to securing reserved matters approval pursuant to the existing outline planning permission.

The closing date for submission of offers will be confirmed in the Bid Submission Document, which forms part of the Data Room.

FURTHER INFORMATION

A Data Room is available upon request, which includes:

- Location and site plans
- Aerial photographs
- Land Registry title registers and plans
- Burges Salmon - Legal Briefing Note
- Outline planning permission and supporting documents
- Phase 1 reserved matters application
- Topographical Survey
- Outline Specification for the new Public Hall
- Highways feasibility study
- Service enquiries
- Geotechnical and geo-environmental assessments
- Bid Submission Document

CONTACT

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