

PRIME RESIDENTIAL SITE FOR SALE

Parkham Nr Bideford, N Devon

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PROPERTY CONSULTANTS



RESIDENTIAL SITE WITH OUTLINE PLANNING PERMISSION

**Penhaven Country House /
Estate
Parkham
Bideford
EX39 5PL**

10.61 acres (4.29 HA)

6 Cottages currently run as
Holiday Lets also available.



Penhaven Country House / Estate, Parkham, Nr Bideford, EX39 5PL

Location

Parkham is a small village approx. 10 minutes' drive from Bideford. The village has a small butchers shop, primary school, church and 13th C Pub undergoing re-construction.

Bideford is a Port Town on the estuary of the River Torridge in North Devon, with a population of around 14,600. It is also the main town in the District of Torridge.



The Town is served by the Atlantic Highway (A39) and A386 roads, and the railway is nearby at Barnstaple. For international travel Exeter, and Bristol Airports are within a 1-1.5 hour drive time.

Situation

The land is situated approximately 1 minute from Parkham. Atlantic Village (www.atlanticvillage.co.uk) where there is a major Supermarket and shopping complex with over 30 stores including Aldi, Lidl, McDonalds and a Premier Inn is about 15 minutes away.

Description

The site extends to approximately 10.61 acres (4.29 HA) and comprises the former Penhaven Country house Hotel, Hotel grounds and extensive woodland.

In the immediate area there are a number of detached houses, cottages currently run as holiday lets, three cottages and a part completed barn conversion complex within the same ownership as the development site.

The grounds of the former hotel are within a beautiful mature landscape with far reaching countryside views and glimpse views of Parkham church and village and all surrounded by mature specimen trees in a woodland setting.

You are referred to the Promap of the ownership to be sold. The site sale does not include the 6 Holiday cottages, 3 houses and the barn conversion complex accessed off Rectory Lane, although these are available to purchase as they are within the same ownership.

Miscellaneous

Purchasers will be required to allow a permanent access off the entrance estate road into the Holiday Cottages and also into the two dwellings known as Double Nuts and Badgers Brook.

Access

The site is accessed from the village of Parkham off Rectory Lane which then leads into a private estate road forming part of the former Penhaven Hotel grounds. A separate Devon lane access leads off rectory lane to the 3 houses and the barn conversions.

Adjoining Woodland

This is available as part of the development site. A pre-app meeting discussed the potential for 6 holiday lodges within the woodland area. Alternatively this area could be sold to the appropriate dwellings to be constructed providing each new build with amenity area.

Planning Permission

The site benefits from an OUTLINE planning consent Ref 1/1216/2015/OUTM dated 23 December 2016 for the conversion of former hotel site and erection of dwellings to create up to 21 dwellings (including affordable housing) and associated works.

The reserved matters are layout, scale, appearance and landscaping.



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S106

The s106 is dated 23 December 2016 and provides for the following contributions to be made and to be payable (prior to the occupation of any 2 bed dwelling).

OSSR/POS—£17,165
Education £23,522
Council Monitoring Fee—£200.

There is a stipulation that 4 dwellings or 20% of the total dwellings (whichever the greater) are to be provided. The dwellings to be 2 X 1 bed apartments of not less than 46 sq m and 2 X 2 bed Houses of not less than 76 sq m. The houses to be made available to persons who cannot afford to buy or rent housing available on the open market:-social rent.

Information Pack

Further information on the site including approved plans, supporting documents are available on sharefile (contact: jsandford@alderking.com for the link).

Tenure

Freehold.

Planning enquiries to:

David Green, Development Enabling Manager
Torrige District Council
Email: David.Green@torridge.gov.uk

Proposal

Our clients are looking to sell the site with the outline planning consent subject to the signed S106. Offers conditional on an alteration of the current planning consent will not be considered. The Holiday cottages (shaded yellow on Grainge architects plan PL02 Rev A) are available on a conditional contract with the vendor to provide vacant possession at an agreed date.

Guide Price

Consented Development Land — OIRO £960,000
6 Holiday Let Cottages*— Price on application

* Date to be agreed for vacant possession.

Legal Costs

Each party to bear their own.

Method of Sale

The Property is offered by informal tender with proposals invited in writing by no later than **WEDNESDAY 29th NOVEMBER 2017**.

All offers are requested to provide the following:

1. Name and address of purchaser.
2. Purchase price
3. Full details of any conditions (if any).
4. Anticipated timescales for resolution of any conditions (if any).
5. Confirmation of funding.
6. Intended timescales for exchange and completion.

Please note that our clients reserve the right not to accept the highest or any offer received.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

The owners of the site have not elected the site for VAT and therefore no VAT will be payable on the purchase price.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

Scott Rossiter

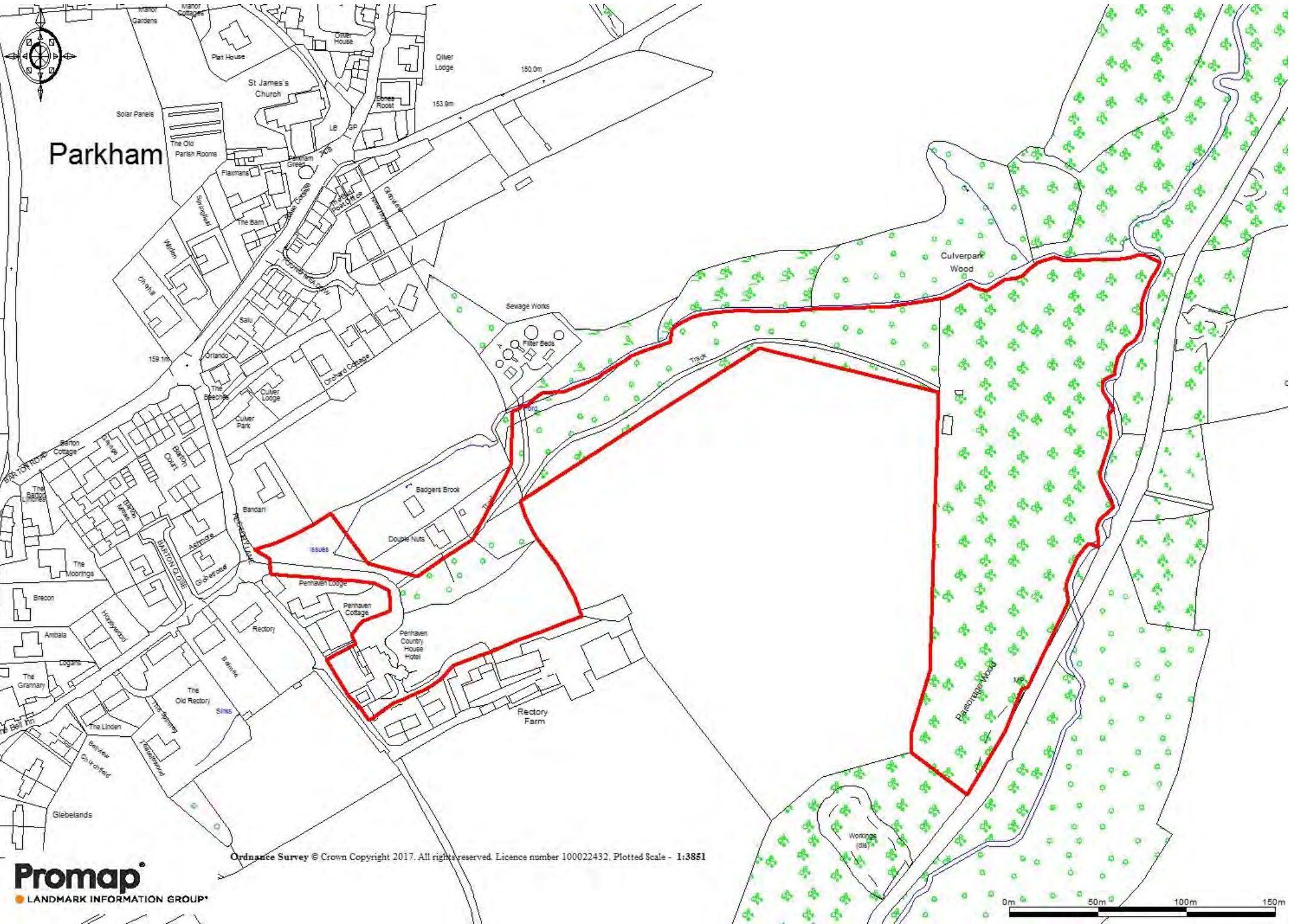
01392 353080
07970 660378
ssrossiter@alderking.com

Ref: CSR/JS/86519

Date: October 2017

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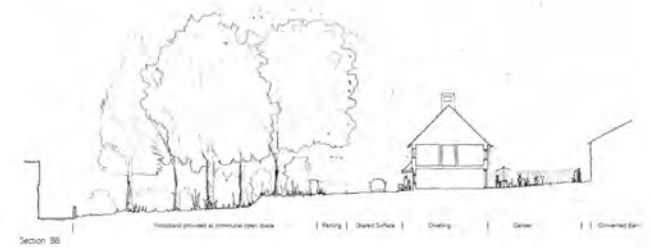
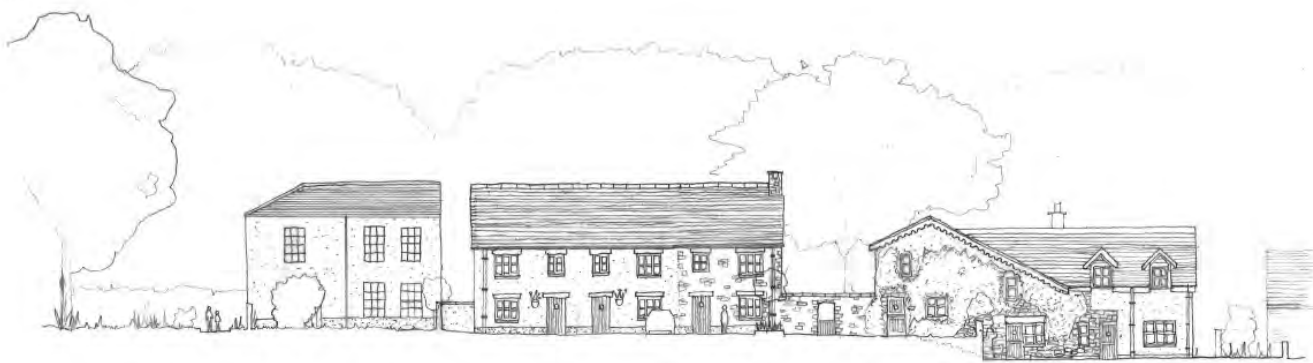
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Parkham

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Penhaven Country House / Estate, Parkham, Bideford, EX39 5PL



Alternate pedestrian access into rear side of site retained.

Historic element of hotel and old rectory building retained and converted.

New dwelling: to replace more modern element of hotel.

Pedestrian access into site retained.

Traditional character cottages

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Dimensions are not to be scaled from this drawing

Rev	Date	Description	Author
-	18 Nov 15	Planning Submission	pt
A	30 Mar 16	Parking layout amended and existing seating area to cottage added.	pt
B	05 Oct 17	Existing cottages removed from application area	ju
C	09 Oct 17	Amended redline and notation	ju
D	10 Oct 17	Amended redline	ju
E	11 Oct 17	Amended redline	ju

- Primary access into site.
- Existing seating area retained.
- Traditional Character Cottages**
- Pedestrian access into site retained.
- New dwellings to replace more modern element of hotel.
- Historic element of hotel and old rectory building retained and converted.
- Alternate pedestrian access into rear side of site retained.

Accommodation Schedule

2	1 Bed Flats
6	2 Bed Dwelling
4	3 Bed Dwelling
3	4 Bed Dwelling
6	Existing Cottages and new flats
40	Parking Spaces



P E N H A V E N H O T E L - P A R K H A M

grainge architects

PLANNING

Penhaven Hotel
Parkham, North Devon
for
Penhaven Estates Ltd.
Proposed Indicative Site Layout

Scale: 1:500 @ A3
Drawing No: 1095 / PL02 Rev E
The Boat Shed, Michael Browning Way
Exeter, EX2 8DD
01392 438051 mail@ga-uk.com

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