

# FOR SALE

## Residential/Mixed Use Development Opportunity

Ivybridge: Land off Rutt Lane  
PL21 0PL

- Freehold
- Circa. 0.8 ha (2 acres). Outlined in red for identification purposes only.
- Suitable for a range of uses including residential, retail, C2 care residential and employment.
- Forming part of a mixed use allocation including A1 retail and B1 and B8 employment.
- Within an established residential area to the east of the town centre identified for continued expansion. New residential schemes nearby including Wain Homes, Barratts and Bloor Homes.
- Excellent accessibility by road and rail.

### Contact:

William Shortall  
07774 017218  
[william.shortall@htc.uk..com](mailto:william.shortall@htc.uk..com)

Andrew Batchelor  
07836 744015  
[andrew.batchelor@htc.uk.com](mailto:andrew.batchelor@htc.uk.com)

Date: May 2024



**Hartnell  
TaylorCook**



## For Sale

# Residential/Mixed Use Development Opportunity: Land off Rutt Lane, Ivybridge, PL21 0PL

### Location

The site is located to the east of Ivybridge, South Hams, Devon. Ivybridge has a population of circa 12,500 and is situated on the southern boundary of Dartmoor National Park, approximately 10 miles east of Plymouth and 40 miles south west of Exeter. Torquay and Newton Abbott are both 23 miles to the north east.

The town offers a complete range of local amenities including a post office, banks, health centre, shopping centre and community college.

Transport links are good, being situated adjacent to the A38 Devon Expressway and providing direct access northwards towards the M5 motorway at Exeter. The site is situated on existing bus routes and located adjacent to Ivybridge Train Station and Park & Ride with direct access to the National Rail Network.

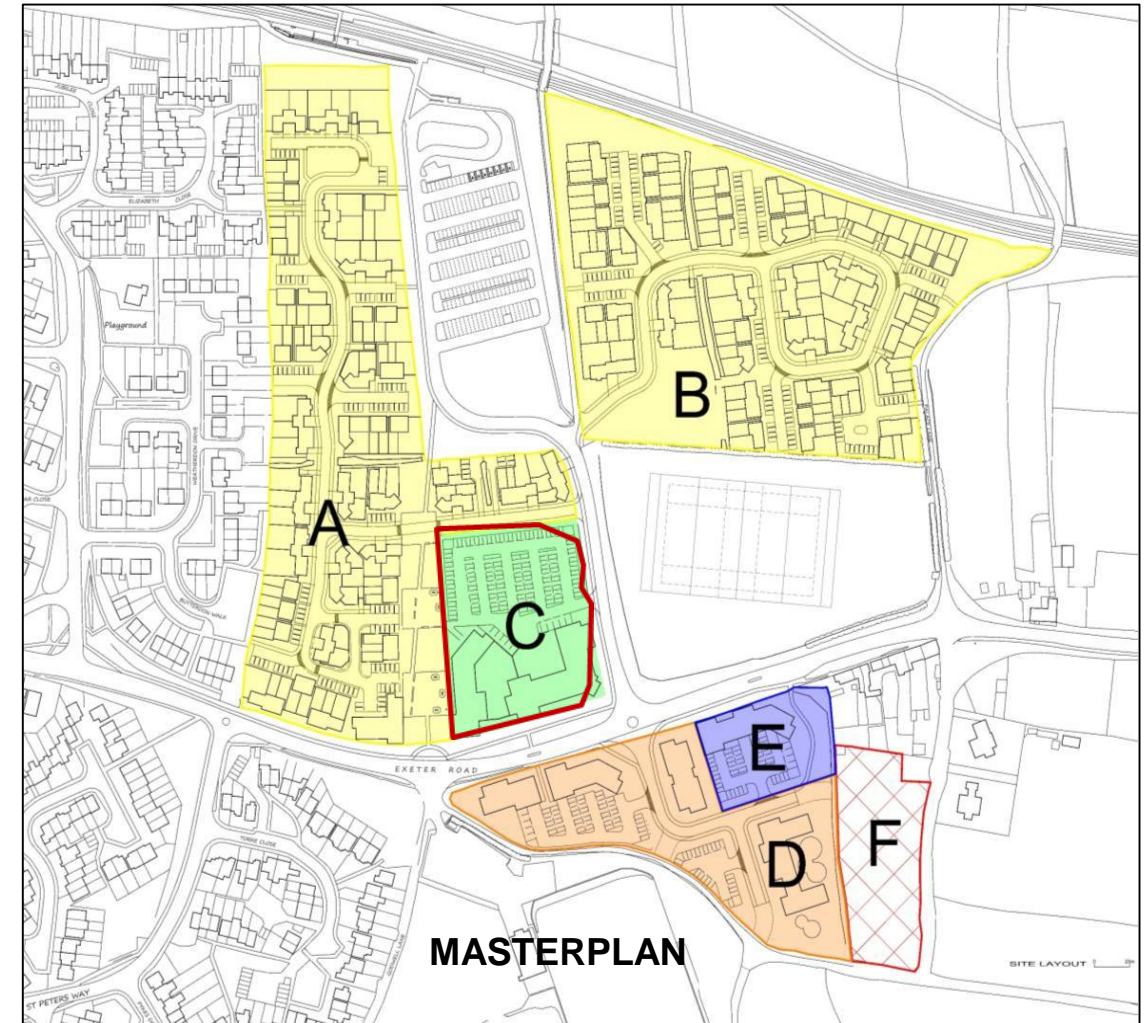
### Communication Links

The site boasts unchallengeable advantageous Communication links to Plymouth Central;

- **Trains** run from Ivybridge station to Plymouth daily with a regular service over a 24 hour period. Fares for a single journey to Plymouth are priced at £4.60 and the average journey time is 13.5 minutes.
- **Dual Carriageway (A38 Devon Expressway)** car time from Ivybridge exit to Plymouth is less than 15minutes, depending on traffic conditions.
- **Moor Gate** leading to Dartmoor National Park is a 10 minute walk from the site. Dartmoor National Park is the largest National Park in South West England

### Site Description - Outlined Red

Comprising approximately 0.8ha (2 acres), the land (C) is currently used for grazing and enclosed by hedgerow. It is located to the north of B3213 Exeter Road, accessed via the new roundabout, identified on the Masterplan opposite. The land is adjacent to a new residential development Wain Homes (A & B) and close to the Park & Ride servicing Ivybridge station, circa 300 meters from the site.



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#### Plymouth & South Devon Freeport

In July 2022 the status of Plymouth as a Freeport was announced, which combined with Plymouth City Council's launch of its new business plan and its strategies (co-created with Devon County Council, South Hams District Council and the Universities of Plymouth and Exeter) to unleash Plymouth's full potential as a major international port.

The Freeport represents a unique opportunity to transform the economy of Plymouth and South Devon through:

- Supercharging the economy
- Physical regeneration - delivering infrastructure project to unlock key employment sites and innovation assets
- Economic regeneration – delivery inward investment, supply chain opportunities and productivity gains within identified growth sectors
- Social regeneration – delivering a pipeline of jobs across the spectrum of employment from entry level to higher skilled/high value with upskilling opportunities

The Freeport will create a national hub of trade and investment, promote regeneration and job creation and create a hotbed for innovation. Further details can be found [pasdfreeport.com](https://pasdfreeport.com)



Image: PASDFreeport

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## Tenure

Freehold with vacant possession upon completion.

## Planning

The site forms part of an expired consent and has a local plan allocation:

### Expired Outline Planning Consent

The Masterplan [page 2] supported the Outline Planning Consent (LPA Ref 57/2472/14/0) for 'Mixed use development of approximately 198 no. dwellings, public open space, employment uses (including health centre), a neighbourhood centre and new roundabout on Exeter Road.' The residential and roundabout has now been completed.

### Local Plan Allocation

Subsequent to the outline consent, the Adopted Joint Plymouth and South West Devon Local Plan broadly identified the site as a community hub within Figure 5.3. The allocation Policy (TTV6) states 'Land to the east of Ivybridge is allocated for a residential led mixed-use development. Provision is made for in the order of 540 new homes and 4,600 sq m of employment space (Use Classes B1). Development should provide the following:

- Appropriate local facilities to support new residents and to enhance the sustainability of the local area;
- Including local convenience retailing facilities of a scale and format where it can be demonstrated that there will be no significant adverse impact on the existing town centre.

## Local Authority / Planning Enquiries

South Hams District Council

Telephone: 01803 861234

[www.southhams.gov.uk](http://www.southhams.gov.uk)



FIGURE 5.3

## Information Pack

The Information Pack can be accessed via a data room. A link to the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Planning information
- Summary note providing high level title details
- Ground / Site investigations
- Bidding Pro-Forma



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## Services

It is understood that mains water, drainage, gas and electricity are available, however, parties are advised to make their own enquiries of the supply companies in respect of their specific requirements for the development of the site and no warranty is provided for the condition of the existing services.

## Legal & Professional Costs

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

## VAT

Proposals should be expressed exclusive of VAT. The land has been opted to Tax and VAT will be payable on the purchase price.

## Sale by Informal Tender

The property is offered for sale by informal tender and Proposals are sought on either an unconditional or subject to planning basis. Proposals are to be in accordance with the Bidding Pro-Forma provided in the Data room.

Completed Bid Pro-Forma must be submitted to the agents no later than **12 noon on 2 May 2023**.

The preferred purchaser will receive a legal pack following selection to facilitate exchange of contracts within 6 weeks.

## Viewings & Enquiries

For further information or to arrange an inspection of the site, please contact:

**William Shortall BSc (Hons) MRICS**

Mobile:  
07774 017218

Email:  
[william.shortall@htc.uk.com](mailto:william.shortall@htc.uk.com)

**Andrew Batchelor BSc MRICS**

Mobile:  
07836 744015

Email:  
[andrew.batchelor@htc.uk.com](mailto:andrew.batchelor@htc.uk.com)

### SUBJECT TO CONTRACT

Date of Production – 13 May 2024

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