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Development Land & Planning

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STAGS



The Glove Factory, Whites Lane

Great Torrington EX38 8DS

A residential development site with detailed planning consent for 14 new dwellings.

• 0.07 Hectares • (0.17 Acres) ••

Offers in excess of £375,000

Cornwall | Devon | Somerset | Dorset | London

• 0.07 Hectares • (0.17 Acres) ••

SITUATION

The property is situated just off the centre of the historic town of Great Torrington which has a range of local amenities including primary and secondary schools, a hospital and shops. The town has an established employment base having historically been associated with the glove making industry and Dartington Crystal which continues to have a presence in the town. The regional centre of Barnstaple is 13 miles to the north east and Bideford is 9 miles to the north west. The town has good communication links to the whole of North Devon and North Cornwall and junction 27 of the M5 is approximately 45 miles to the east.

DESCRIPTION

The property comprises the former Vaughan Tapscott glove factory and is arranged over 3 storeys of brick elevations under a pitched tiled roof. Internally at ground floor the property comprises a brick/wood floor with wooden floors at first and second floor level and access to the upper floors via an internal wooden stairwell. In addition there is an internal goods lift. The property has the benefit of detailed consent for residential development and at ground floor works have been commenced to include construction of a new fire wall to internal floor level.

PLANNING

Planning permission was granted under Application No. 1/1396/2003/COU together with Listed Building Consent Ref 1/1405/2003/LBC by Torridge District Council dated 12th December 2005. The development has been commenced and confirmation has been provided by the Local Planning Authority to this effect. Further details are available from the agents on request.

In addition a Section 106 agreement has been completed dated 2nd December 2005 which includes a restriction prohibiting occupation of any of the units

by any person aged below 60. Offers will be considered on a conditional basis subject to the variation of the Section 106 agreement to enable occupation of the property by persons of any age.

In addition the property is Grade 2 Listed.

ACCOMMODATION

Under the planning application the following new residential accommodation is proposed:

GROUND FLOOR

Flat 1 - 46.2 Sq.m (497 Sq.ft) - 1 bed
 Flat 2 - 46.7 Sq.m (503 Sq.ft) - 1 bed
 Flat 3 - 50.4 Sq.m (543 Sq.ft) - 2 bed
 Flat 4 - 67.3 Sq.m (724 Sq.ft) - 2 bed
 Flat 5 - 65.5 Sq.m (705 Sq.ft) - 3 bed

FIRST FLOOR

Flat 6 - 52 Sq.m (560 Sq.ft) - 1 bed
 Flat 7 - 52 Sq.m (560 Sq.ft) - 1 bed
 Flat 8 - 52 Sq.m (560 Sq.ft) - 2 bed
 Flat 9 - 51.4 Sq.m (553 Sq.ft) - 2 bed
 Flat 10 - 74.8 Sq.m (805 Sq.ft) - 2 bed

SECOND FLOOR

Flat 11 - 87.6 Sq.m (943 Sq.ft) - 3 bed
 Flat 12 - 48.1 Sq.m (518 Sq.ft) - 1 bed
 Flat 13 - 49.4 Sq.m (532 Sq.ft) - 1 bed
 Flat 14 - 64.6 Sq.m (695 Sq.ft) - 2 bed
 TOTAL - 808 Sq.m (8,698 Sq.ft)

All measurements are net internal areas scaled from Drawing No. 126/043 as prepared by Colro Green Developments Ltd, dated June 2006.

TENURE

Freehold with vacant possession upon completion.

PRICE

Offers are invited in excess of £375,000 on an unconditional basis. Offers will also be considered on a conditional basis subject to the variation of the Section 106 agreement.

METHOD OF SALE

The property is offered for sale by private treaty.

VAT

VAT will not be payable on the sale price.

VIEWING

Strictly by appointment with the agent.

SERVICES

Mains electricity, water, foul drainage and gas are connected to the property. Interested parties should make their own enquiries of the relevant statutory undertakers.

SELLERS INFORMATION

A detailed sellers information pack containing legal, planning and technical information in connection with the property is available on CD at a price of £10 + VAT.

REFERENCE

037073

FURTHER INFORMATION

For further information or to arrange an inspection please contact Stags Development Land & Planning Department, 21 Southernhay West, Exeter, EX1 1PR. Telephone 01392 680058. Email: devland@stags.co.uk



