For Sale

On Behalf of the Administrators of KC2 Ltd
Development Opportunity (subject to planning)

Land and buildings to the north and south of Rolle Road
Great Torrington
Devon
EX38 8AU

• Brownfield site adjacent to village location
• Site area of approximately 3.5 Ha (8.8 acres)
• Mixed use development opportunity (subject to planning)

Contact
For further information or to arrange an appointment please speak to:

Russell Speechley
T: 0117 988 5338
E: russell.speechley@gvgrimley.co.uk

James Craven
T: 0117 988 5314
E: james.craven@gvgrimley.co.uk
Taddiport is a hamlet in North Devon to the immediate south west of the market town Great Torrington. The hamlet is located approximately 22 km (14 miles) south from Barnstaple and 66 km (41 miles) north west of Exeter. Great Torrington lies on the A386 which provides access to the A361 North Devon Link road via the A39.

The property is located adjacent to the River Torridge on the south west edge of the settlement and has access via the B3227. The site is bordered to the south and west by the river and fields, to the north by fields and to the east by housing.

### Description

The property comprises a large derelict industrial site which used to accommodate the Dairy Crest Creamery. The property has been vacant for some years and the buildings are in disrepair.

The site is spread over three separate elements; to the north is an area of sloped land of 0.6 Ha (1.6 acres) which comprises rough scrubland.

The main element of the property is to the north of Rolle Road, which bisects the site, and comprises several large industrial buildings, interconnecting offices and yard areas. This extends to approximately 2 Ha (4.9 acres) and has access from Rolle Road and Limers Hill.

To the south of Rolle Road is the remainder of the site, extending to approximately 1 Ha (2.4 acres). This comprises further warehouses, offices and yard areas. An adjoining building is in third party ownership.

### Area

The site comprises three irregular shaped plots with a total site area of approximately 3.5 Ha (8.8 acres).

### Services

We understand that mains services including water, drainage and electricity are within vicinity of the site; however prospective purchasers should satisfy themselves as to the availability, capacity and location of services in the area.

### Planning

The site has been the subject of previous planning applications, however there is no extant planning permission. The Officers and Members of the local authority supported and promoted the site in its emerging Core Strategy (which will supersede the Local Plan when adopted) for mixed use redevelopment, recognising the role this 'previously developed site' will have in delivering housing land supply and sustainable growth of Torrington.

### Location

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### Tenure

The property is available freehold.

### Costs

Each party will be responsible for their own legal and professional costs incurred. The vendors shall not be responsible for any abortive costs incurred by interested parties.

### Viewing

The property can be viewed substantially from the public highway and from Rolle Road. The buildings onsite are in a state of disrepair and have been fenced off to prevent access.

Neither GVA Grimley nor the Administrators of KC2 Ltd will accept any liability for safety as a result of unsupervised access to the site.

### Terms

Unconditional and subject to planning offers offers are invited for the freehold interest.

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Subject to contract

November 2010

www.gvagrimley.co.uk  
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