



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**

**£200,000**

Land West Of Monks Way And North Of Marriot Way, Bovey Tracey,  
Newton Abbot, Devon, TQ13 9JZ

0.47 Acres  
(0.19



## Summary

- Rare development freehold available
- The site measures approx. 0.47 acres (0.19 ha)
- Outline planning permission for E(g) / B2 and B8 uses
- Prominent roadside location
- Popular market town close to Newton Abbot and circa 10 miles to Exeter
- Easy access onto the A38 Devon Expressway
- Separate access onto Monks Way

## Location:

The property is located in the market town of Bovey Tracey on the edge of Dartmoor National Park and circa 10 miles from Exeter. The town itself lies along the

A382 between Newton Abbot and Moretonhampstead and has a population of circa 7,996.

The town is noted for its artistic community with galleries and craft shops as well as its pottery heritage with Bovey Tracey Potteries operating from the 1750's for approx. 200 years (now House of Marbles).

The property is situated in a prominent roadside position along Monks Way adjacent to the newly built Lidl superstore that serves the town. The site benefits from easy access onto the main road which consists of the principle route into Bovey Tracey from the south-east via the A38 Devon Expressway.

The adjoining wider area comprises the remainder of the Teignbridge District Council BT3 Local Plan Allocation which is being developed by Devonshire Homes for around 270 new houses.

## Description:

The property consists of a secure serviced development site with outline planning permission (all matters reserved except for access) for Class E(g)/B2/B8 employment uses. The permissions were approved through a hybrid planning application (reference 22/01194/MAJ) on 23rd November 2023.

The site will benefit from a provision of electricity, surface water outfall, foul water/potable water and BT connections.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

|       | Ha   | acres |
|-------|------|-------|
| Total | 0.19 | 0.47  |

## Planning:

Class E(g)/B2/B8 employment uses. The permissions were approved through a hybrid planning application (reference 22/01194/MAJ)

## Business rates:

To be assessed

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

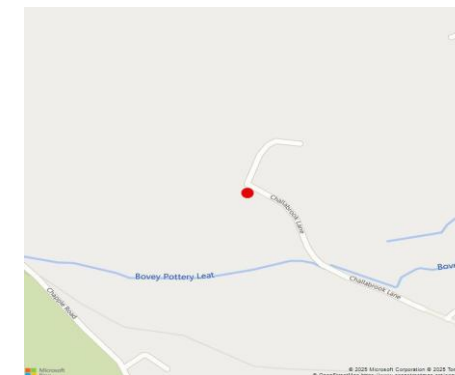
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

### Sue Trott

Tel: **07515 993323**

Email: [strott@vickeryholman.com](mailto:strott@vickeryholman.com)

### Charles Harris

Tel: **07809 199583**

Email: [charris@vickeryholman.com](mailto:charris@vickeryholman.com)

### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP

