



# For Sale

On the instructions of the University of Plymouth  
A mixed use development opportunity, subject to planning



Seale Hayne Campus  
Ashburton Road  
Newton Abbot  
Devon  
TQ12 6NQ



[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)  
**08449 02 03 04**

© copyright GVA Grimley Ltd  
March 2009

#### Contact

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

**Gordon Isgrove**  
T: 0117 988 5304  
E: [gordon.isgrove@gvagrimley.co.uk](mailto:gordon.isgrove@gvagrimley.co.uk)

**James Craven**  
T: 0117 988 5314  
E: [james.craven@gvagrimley.co.uk](mailto:james.craven@gvagrimley.co.uk)

- Former agricultural college
- Approx 28,000 sq m (300,000 sq ft) of academic, residential & leisure buildings
- 25 residential properties mostly let on ASTs
- Approx 177 ha (438 ac) of agricultural land, playing fields & campus
- Close to South Devon coast

## Location

The site is located on the edge of Newton Abbot, with easy access to this historic market town, as well as access to the seaside towns of Dawlish and Teignmouth. The English Riviera of Torbay being approximately 10 miles away and the Dartmoor National Park within 5 miles.

The buildings occupy an elevated position which affords stunning views across adjoining countryside to the Teign estuary at Shaldon. The property is ringed by its own land which generally comprises of rolling pasture.

The campus is easily accessible from both the A38 and A380, both of which directly join with the start of the M5 motorway, approximately 15 miles distant, giving access to the rest of the national motorway network. The major cities of Plymouth (29 miles) and Exeter (16 miles) are both readily accessible. Plymouth and Exeter both have airports, and excellent rail links providing regular intercity services to London Paddington and the rest of the national rail network. The nearest train station to the site is at Newton Abbot (4 miles).

## Description

The site, which comprises approximately 177 ha (438 ac), consists of a core of impressive listed, academic buildings built around a quadrangle. The main buildings, together with a variety of the ancillary buildings, were built in 1912 and this site became a fully operational education and training centre for the agricultural industry in 1920.

The college at its peak had more than 1300 full-time students, made up of both resident and non-residents, together with approximately 250 staff. Following the University's academic restructuring in 2002, the activities undertaken at Seale Hayne, except for the farm operations, have been transferred to the Social Science and Business Faculty and the Science Faculty at Plymouth.

In addition to the main academic buildings, there are more recent additions providing such facilities as accommodation blocks, workshops, storage buildings, purpose-built refectory, sports hall and facilities such as dual-use lecture theatre/cinema, library and chapel. The site also comprises 25 residential dwellings, ranging from the impressive six-bedroomed former Principal's house to traditional farm cottages and houses.

The college also has a working farm and a range of other horticultural and agricultural facilities. The majority of the land is used for pasture, with established hedgerows and several small areas of woodland copse.

## Services

We understand that all main services for gas, electricity, telecoms and water are connected to the site. The site also has its own private foul drainage treatment plant located near the Ashburton Road. Prospective purchasers should make their own enquiries regarding the size and capacity from the various statutory authorities and their suitability for the prospective purchaser's purposes.

## Tenure

The site will be sold on a freehold basis. It is intended that the property will be sold with the short term leases, agricultural tenancies and assured shorthold tenancies remaining in occupation and the income resulting passed to the purchaser upon completion. Vacant possession on all other parts of the property will be provided.

## Planning

The Seale Hayne campus falls within the administrative boundary of Teignbridge District Council. The Local Plan for Teignbridge was formally adopted by the Council in October 1996. An Initial Deposit Version of the Local Plan First Review was approved in 2001 and released for public consultation in 2002, however the review has been abandoned in light of the Local Development Framework (LDF).

Within the adopted Local Plan, the campus falls within the wider area designation of the defined 'Countryside' (Policy ENV4) where, in considering development proposals, particular attention will be paid to the scale of development and to its siting, layout and appearance, and wildlife interests will also be taken into account. A small parcel of land in the eastern extremity of the site falls within the defined Minerals Consultation Area.

The Council is now preparing the LDF however the core strategy was found to be unsound at examination. The Inspector found the Council's favoured northern extension to Newton Abbot was not deliverable and also referred to the potential of the Seale Hayne campus, being previously developed land. A review of the LDF and timescale is underway, although the outcome of the RSS process is awaited before the Council publishes any new elements of the LDF.

The site has been put forward by GVA Grimley for consideration in the Council's Strategic Housing Land Availability Assessment (SHLAA), which forms part of the evidence base for the LDF. The SHLAA panel considers Seale Hayne a 'developable site' with housing potential of a yield of up to 2,045 dwellings (2008 - 2026) plus a further 2,175 dwelling post-2026. The panel considers the site to be the most developable for all the strategic expansion options and point to a short term potential of 150 units as a village development.

A further consideration within the SHLAA is the linkage between Seale Hayne and the sites being promoted on the built up edge of Newton Abbot. The panel also identifies two sites between Seale Hayne and Newton Abbot, one of which, Mile End, has recently received a resolution to grant consent for 450 dwellings; the other, Hele Park Golf Centre, is considered suitable for development within 6 - 10 years for 448 dwellings.

The draft Regional Spatial Strategy for the South West identifies a requirement of at least 15,900 houses in the Teignbridge Plan Area over the period 2006 - 2026, which includes at least 8,000 for Newton Abbot/Kingsteignton.

The Technical Information pack contains more detailed planning information in relation to the site and planning policy.

## Further Information

A CD of supporting technical information associated with the site is available containing details such as site and building plans; title plans and register; planning statement; service enquiries; landscape investigations; EPCs; tender guidance etc. The technical pack is available at a price of £75 + VAT (£86.25). Please make cheques payable to GVA Grimley Ltd.

Please note that the information supplied in the supplementary technical pack has been mostly supplied by third parties and neither GVA Grimley nor the vendor is able to ensure its accuracy.

It is the purchaser's responsibility to ensure the accuracy and reliability of the information provided. The area of land identified within the brochure has been taken from Promap, according to the boundaries shown on the site plans contained in the pack. It is the purchaser's responsibility to check and ensure their accuracy.

## Viewing Dates

Whilst there are public highways that enable access to view parts of the site, the main core of the site will only be accessible for viewing on the specified viewing dates. The proposed viewing dates are as follows:

Tuesday 9th April 10.30 am - 5.00 pm  
Wednesday 29th April 10.30 am - 5.00 pm  
Friday 8th May 10.30 am - 5.00 pm

Bookings for viewing can only be made through GVA Grimley. It should be noted that at other times viewing will not be possible, as there is tight security on the site, which is currently being utilised by the Devon & Cornwall Constabulary for personnel and dog training purposes.

Bookings for viewing times can be made via Jacqui Mitchell on: 0117 988 5337 or email [jacqui.mitchell@gvagrimley.co.uk](mailto:jacqui.mitchell@gvagrimley.co.uk)

## Tender Process

The property is offered for sale by way of informal tender, with offers invited on any one or all of the following lots (plan overleaf):

- 1 Whole site, outlined and shaded red
- 2a Agricultural land, totalling 102 ha (252 ac), cross-hatched green
- 2b Main campus area, including adjoining agricultural/landscaping land and playing fields (but excluding 21 residential cottages), cross-hatched blue

Please note that offers are invited for the unconditional purchase of the property. Overage provisions, linked to the granting of planning permission for residential development on both brownfield and greenfield land, are also invited to supplement the purchase price.

The deadline for offers is **4pm Friday 29th May 2009**, in sealed envelopes to GVA Grimley, University Gate, Park Row, Bristol, BS1 5UB.

Guidance on the tender process is provided in the supplementary technical pack and the requirements should be followed. Deviant offers to the lots as shown above may be considered, however the rationale for deviating from the lots must be clearly stated and justified in any proposal. The vendor reserves the right not to accept the highest or any of the offers received. It is envisaged that a preferred purchaser will be selected from the proposals received, however the vendor reserves the right to alter the tender process, request purchasers to provide further details in respect of their offer or to interview prospective purchasers.

