

Residential Development Site

Land off Knowle Lane, Cullompton, Devon EX15 1GR

For Sale



- Residential development site abutting the built-up area of Cullompton
- Located on the western edge of the town
- OPP granted for up to 74no. dwellings
- Land extends to approximately 5.70-acres (2.31-ha)
- For sale by informal tender
- Offers invited

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Location

The market town of Cullompton is located within the administrative area of Mid-Devon District Council. It has a population of 8,499 residents (2011 Census). The town is within close proximity of junction 28 of the M5 motorway.

Cullompton is approximately 5.3-miles south-east of the market town of Tiverton and approximately 10.9-miles to the north-east of the cathedral and university city of Exeter.

Cullompton has a comprehensive range of ecclesiastical, education, cultural, leisure and shopping facilities and amenities, including a Tesco superstore. The town also has a library, sports centre, a golf course and football and rugby clubs.

Communications

Road – The site has road frontage onto Knowle Lane. It links to the B3181, which in turn links to the M5 motorway to the east. The M5 motorway provides access to Exeter and Plymouth, to the south, and Taunton, Birmingham and London, to the north.

Rail – Tiverton Parkway railway station is approximately 6.1-miles to the north. It provides mainline services to Exeter St. Davids, Bristol Temple Meads, Birmingham New Street and London Paddington.

Air – Exeter International Airport is approximately 13.7-miles to the south-east. It has scheduled and chartered flights to a range of national and international destinations.

Site

The site is located approximately 1.4-miles to the west of Cullompton town centre.

It is bound by new residential development to the north and east (built by David Wilson Homes), playing fields to the west and Knowle Lane to the south.

The site currently consists of agricultural land and woodland. It extends to approximately 5.70-acres (2.31-hectares).

The site that is being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

Outline Planning Permission

Mid-Devon District Council, on 3rd July 2017, refused to grant outline planning permission (application number: 16/01988/MOUT) for up to 74no. dwellings.

The seller lodged an appeal against the decision (appeal reference: APP/Y1138/W/17/3184498).

The Planning Inspectorate, on 13th March 2018, allowed the appeal and granted outline planning permission for up to 74no. dwellings. All matters were reserved with the exception of access. The permission is subject to 22no. conditions.

Residential Development Scheme

The proposed residential development scheme comprises up to 74no. dwellings, of which 48no. are open market and 26no. are affordable.

The proposed access to the scheme will be from Knowle Lane via a new priority junction.

The indicative residential development scheme shown on the site layout plan (drawing reference: 16073_L01_04) is overleaf.

Section 106 Agreement

The Section 106 Agreement, dated 13th February 2018, includes the following planning obligations:-

- **Affordable housing** - 35% (26no.) affordable dwellings. Not more than 20no. of the open market dwellings shall be occupied (unless and) until at least 50% of the affordable dwellings have been constructed, are ready for occupation and have been transferred to a registered provider. Not more than 40no. of the open market dwellings shall be occupied unless and until at least 100% of the affordable dwellings have been constructed, are ready for occupation and have been transferred to a registered provider;
- **Air quality contribution** - £250,464. 50% of this contribution will be payable on or before the occupation of the 24th open market dwelling. The remaining 50% will be payable on or before the occupation of the 48th open market dwelling;
- **Early years contribution** - £18,500. 50% of this contribution will be payable prior to the occupation of 10% of the dwellings forming part of the development. The remaining 50% will be payable prior to the occupation of the 50% of the dwellings forming part of the development;
- **Primary education contribution** - £27,167. 50% of this contribution will be payable prior to the occupation of 10% of the dwellings forming part of the development. The remaining 50% will be payable prior to the occupation of the 50% of the dwellings forming part of the development; and
- **Monitoring fee** - £2,358.28.

The highways and public open space contributions are no longer required as set out in the appeal decision.

The Section 106 Agreement contributions, in total, are approximately £298,489.28, excluding indexation.

Local Authority

Mid-Devon District Council
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

T: (01884) 255255

E: planning@middevon.gov.uk

W: www.middevon.gov.uk

Tenure and Possession

The seller owns the freehold (fee simple) of the site being offered for sale. It is registered with the Land Registry under title number: DN669685.

Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

Guide Price

Offers invited.

The seller's preference is for an unconditional sale.

Overage

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

Value Added Tax

The seller will be opting to tax; therefore, VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries of HMRC.



Ransom Strip

The seller will retain a 1-metre wide ransom strip between points 'A' and 'B' as shown on the site plan below. The seller will retain an access corridor (for access and services) between the estate road and the boundary with the adjoining land (which is in third party ownership).

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Services

All mains services are available near or on the site.

All interested parties should make their own enquiries of the Statutory Utility Providers.

Additional Information

The information pack is available via the link as set out below:-

<https://www.dropbox.com/sh/024efm0ib9awnke/AADmulux20fyqluebSykMjcca?dl=0>

Viewings

All viewings are strictly by appointment with the joint agents.

Directions

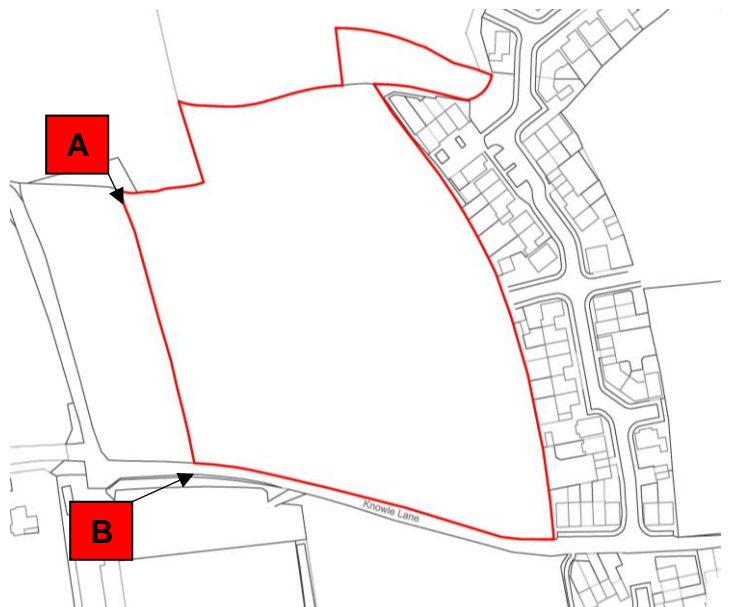
Sat Nav: EX15 1GR

From J28 of the M5 motorway head west on to the B3181 signed Cullompton for approximately 0.5-miles.

Turn left onto the High Street (B3181) and continue for approximately 0.7-miles. At the roundabout, take the 3rd exit onto Swallow Way and continue from approximately 0.6-miles.

Turn left onto Knowle Lane and the site is approximately 150-yards on the right. It will be identified by a Greenslade Taylor Hunt/Savills signboard.

Site Plan



Site Layout Plan



Note: - Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. Note: - Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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