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Land at Manor Green

Upottery ■ Nr. Honiton ■ Devon ■ EX14 9PJ

LOCATION

The village of Upottery is located within the administrative area of East Devon District Council (EDDC). It lies to the north-east of Honiton and within the Blackdown Hills Area of Outstanding Natural Beauty (AONB), which is a renowned area for its natural beauty, great walking and its extraordinary range of wildlife.

Upottery has a range of basic facilities and amenities, including a church, village hall, public house, primary school, sports field, play area and bus service. The village also offers ultrafast broadband for those working from home.

Upottery is approximately 1.1-miles (1.8-kilometres) to the west of the A30, which provides direct access to Honiton and Exeter to the south-west and Chard to the east.

Honiton is approximately 5.7-miles (9.2-kilometres) to the south-west and offers a comprehensive range of facilities and amenities, including a hospital, sports centre, secondary school, mainline railway station and various supermarkets.

LAND

The land is situated off Manor Green, an adopted cul-de-sac of 4no. properties. It is located centrally within the village, between the primary school and public house.

It comprises potential development land, which is irregular in shape. It is currently laid to scrub with an area of grassland and several mature trees.

It is abutted to the north, south and west by other residential dwellings and gardens, and to the east by the Recreation Ground. There is a public footpath to the north of the land, which leads from Manor Green to the Recreation Ground.

The land extends, in total, to approximately 0.5-acres (0.2-hectares).

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

PLANNING

The land does not currently have any planning permission or any allocation for development within the East Devon Local Plan.

We (Greenslade Taylor Hunt) have made representations to EDDC in relation to its Local Plan Review with the aim/objective of promoting the land for allocation as a site for housing.

We are of the opinion that the land provides an opportunity for development, either as a rural exception site for affordable housing (including a cross-subsidised scheme) or as an open market site, subject to the grant of planning permission.

LOCAL AUTHORITY

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ
T: (01404) 515616
E: planning@eastdevon.gov.uk
W: www.eastdevon.gov.uk

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the land being offered for sale. It is registered with the Land Registry under title number: DN378362.



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

The guide price is offers in the **region of £100,000**. Offers are invited on an unconditional basis.

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 not be opting to tax; therefore, VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

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 land, with the exception of gas. All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/sh/g0ko267d0hyl5m6/AADQ7HfdD4FYQmKXVrlfmSXa?dl=0>

https://www.youtube.com/watch?v=3DJ_KAWRUY8

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

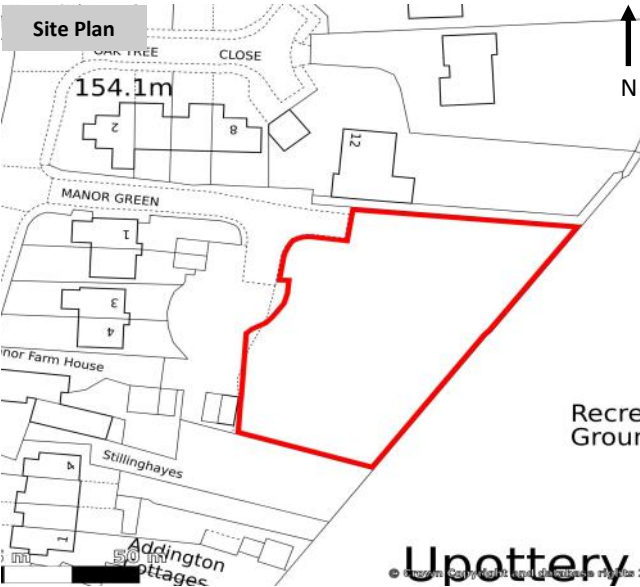
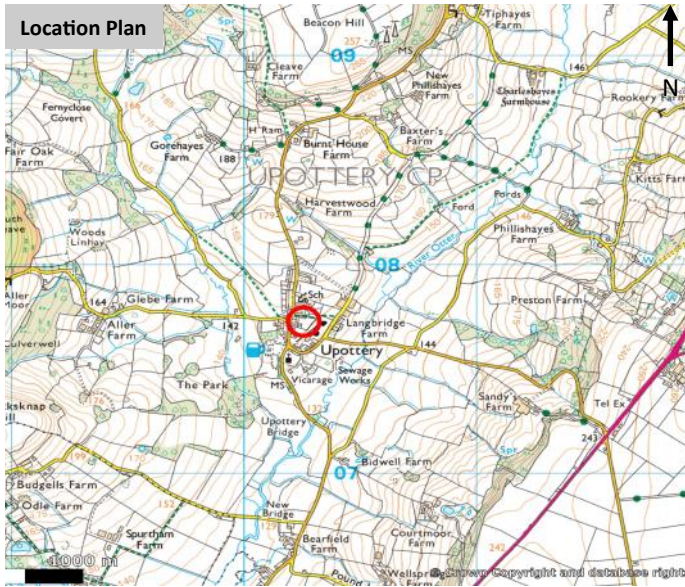
Our Health and Safety policy requires all interested parties undertaking viewings of this land to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the land unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

what3words: **marinated.remotes.fork**

From the A30, take the junction opposite Otter Vale Motor Services signposted Rawridge and Upottery. Follow Sandy's Lane into the village and turn right at the War Memorial. Manor Green can be found a short distance on the right after the pub.

Photographs taken and Sales Brochure prepared August 2022.



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, their clients and any joint agents give notice that:-
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

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Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT
www.gth.net

Your Ref:
Our Ref: MCC/JEN
Date: Date as postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

**POTENTIAL RESIDENTIAL DEVELOPMENT LAND
LAND AT MANOR GREEN, UPOTTERY, NR. HONITON, DEVON EX14 9PJ**

Greenslade Taylor Hunt (GTH) is the sole selling agent. It has been appointed to act for and on behalf of Mr P and Mrs J Stodgell, Mr D Stodgell and Mrs C Broadbent. It is instructed to market and sell the land, as described above.

Please find enclosed for your attention the sales brochure for the land.

Land

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Method of Sale

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Guide Price

The guide price is offers in the **region of £100,000**.

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 21st October 2022**.

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land at Manor Green, Upottery, Nr. Honiton, Devon EX14 9PJ – Job No. 287**', but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: mark.chugg@gth.net.

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/sh/g0ko267d0hyl5m6/AADQ7HfdD4FYQmKXVrllfmSXa?dl=0>

https://www.youtube.com/watch?v=3DJ_KAWRUY8

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this land to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the land unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the land or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: mark.chugg@gth.net or james.nelson@gth.net.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A. Hunt', with a long horizontal stroke extending to the right.

Greenslade Taylor Hunt

Enc Sales brochure