

POTENTIAL DEVELOPMENT LAND TITHEBARN LANE, EXETER



- Adjacent to science park and existing residential.
- Approximately 4.35 Ha (10.75 acres)
- Offers invited for a Promotion Agreement.

THE SITE

The site comprises approximately 4.35 ha (10.75 acres) of agricultural land on the eastern outskirts of Exeter but within East Devon District Councils administrative area. The land comprises a large agricultural field used for arable purposes with a small area edged green on the location plan leased to Vodafone and an area edged blue leased to E.ON who are installing buried district heating network pipes.

The land has substantial frontage to the recently improved Tithebarn Lane and is adjacent to the Exeter Science Park and an area of recent housing development.

PLANNING

The land has not previously been the subject of applications for development other than related to the existing telecoms mast and district heating pipes. The land is not allocated within the existing adopted local plan but has been identified as a candidate for development in the working draft local plan during December 2021 under reference Brcl_03. In that draft the land was given an Allocation Suitability Rating of 3 and considered to have capacity for approximately 100 dwellings whilst the Councils preferred approach was to suggest an allocation for employment purposes as a possible extension to the Science Park.

In the vendors opinion the land has significant potential for development for employment, residential or mixed use purposes.

EXETER

Consistently rated as one of the best places to live and work in the UK, Exeter offers a high quality of life in a beautiful city combining modern facilities with a sense of the past. Founded by the Romans in 55AD the city has a long and eventful history and today is home to some 130,000 people and is the country town of Devon and the heart of a travel to work area of over 470,000 residents.

METHOD OF SALE

We are inviting proposals for a promotion agreement to allow the land to be considered for development through the ongoing local plan review with a view to obtaining planning permission leading to a sale of the land for development.

Prospective promoters should contact the agents for further information.

VIEWING

By appointment with the agent.

CONTACT: Andrew Kitchener

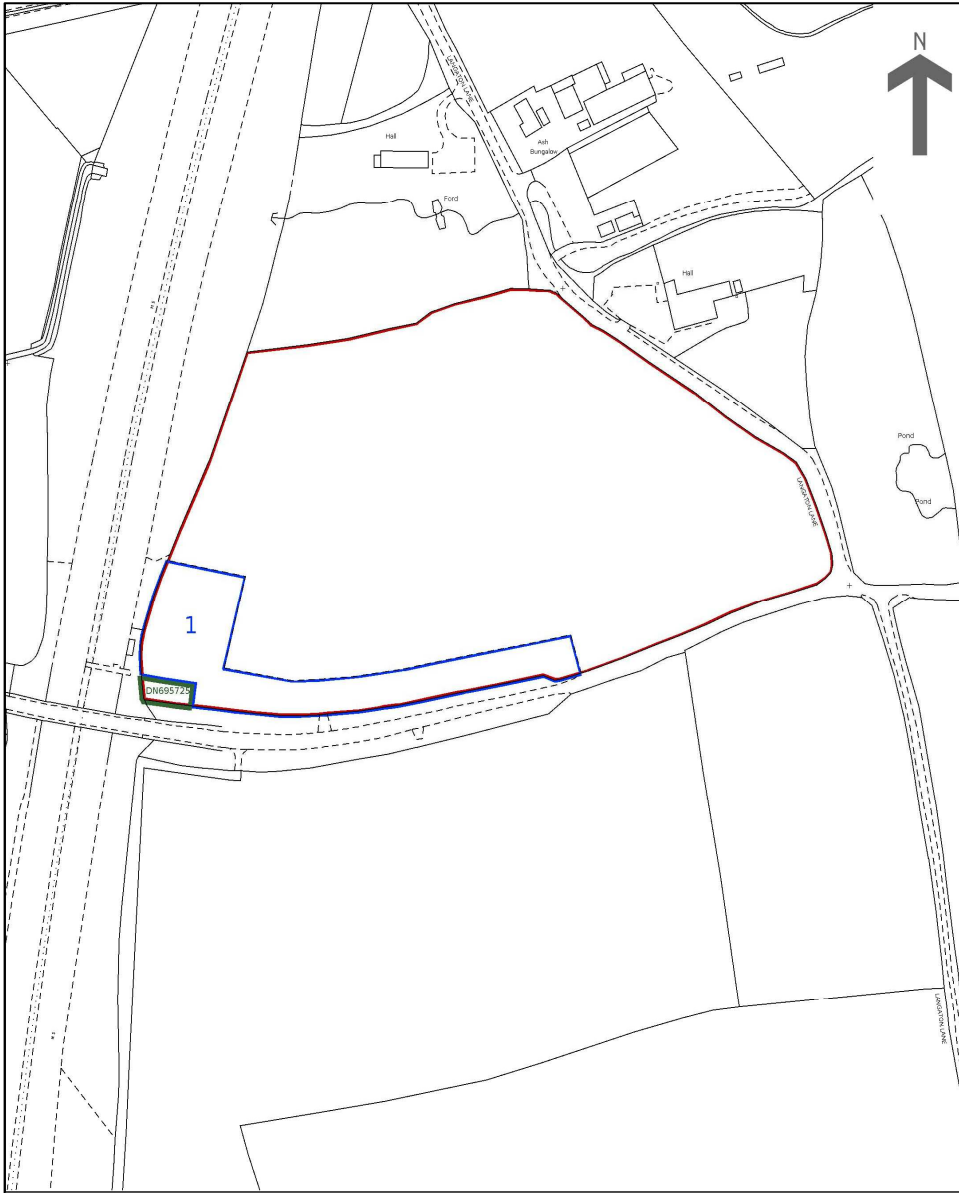
REF: 175/AJK/R1



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: andrew@klp.land
Tel. 01392 879300

Title Location plan

Site edged red
E.ON lease edged blue – Vodafone lease edged green



Photographs

View of the land from Tithebarn Lane and Langaton Lane





Aerial view of the site