

LAND FOR SALE TO NORTH OF HIGH STREET NEWTON POPPLEFORD, EAST DEVON



- Conditional and Unconditional offers are invited
- Promotion agreements / Option Agreements will also be considered
- Offers Invited

THE LAND – EX10 OBX

This parcel of land (Title ref. DN386765) is situated to the north of the High Street, in close proximity to the village centre of Newton Poppleford. The land extends to c. 0.75 ha / 1.85 acres and comprises gently sloping agricultural land. Although no recent planning applications have been made upon the site, historically the owners have had interest from developers for schemes of c. 13 dwellings. The land is currently accessed via 'Back Lane', through an existing agricultural gateway.

To the north and east of the site are existing residential development, to the south is a footpath running alongside the southern boundary and beyond which are existing residential gardens, to the south-west and west are further open fields; those to the west currently being used for equestrian purposes.

As well as offering the possibility of development potential, interested parties may alternatively wish to consider purchase of the land for amenity, equestrian or other such uses (subject to all requisite consents).

NEWTON POPPLEFORD

The village of Newton Poppleford is situated on the A3052 road between Exeter and Sidmouth on the west side of the River Otter in East Devon, and within the East Devon AONB. The village benefits a wide range of amenities including a shop, St Luke's Church which was founded in 1331, village hall, well regarded primary school, pub, restaurant and sports pavilion. The name Newton Poppleford means 'The New Town by the Pebble Ford.' It was originally settled by the Saxons and founded as a 'new town' in the 13th century by the Lord of the Manor of Aylesbeare.

METHOD OF SALE

This land is being offered for sale with a variety of purchase options considered, including unconditional sale with uplift, conditional offers (subject to planning), option agreements and promotion agreements. Please contact the Agents to discuss further.

VAT

The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the land.

PLANNING

There is no recent planning history associated with the land. The Agents do however hold information including an initial highways assessment that can be made available upon request.

Interested parties may also note that this land (along with the field to the west – under third party ownership) were considered within the East Devon Working Draft Local Plan in December 2021 under designations Newt_09 and Newt_07 respectively. Although as part of this process, no sites were recommended for allocation in Newton Poppleford, the land was described as being 'well related to existing settlement pattern and with good pedestrian links to facilities in village'.

UTILITIES

Interested parties are advised to contact the relevant utility providers for information in regard to location and capacity of all services, prior to making an offer.

CONTACT



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

Ref: 629/AM

Aerial View of Newton Poppleford with site outlined

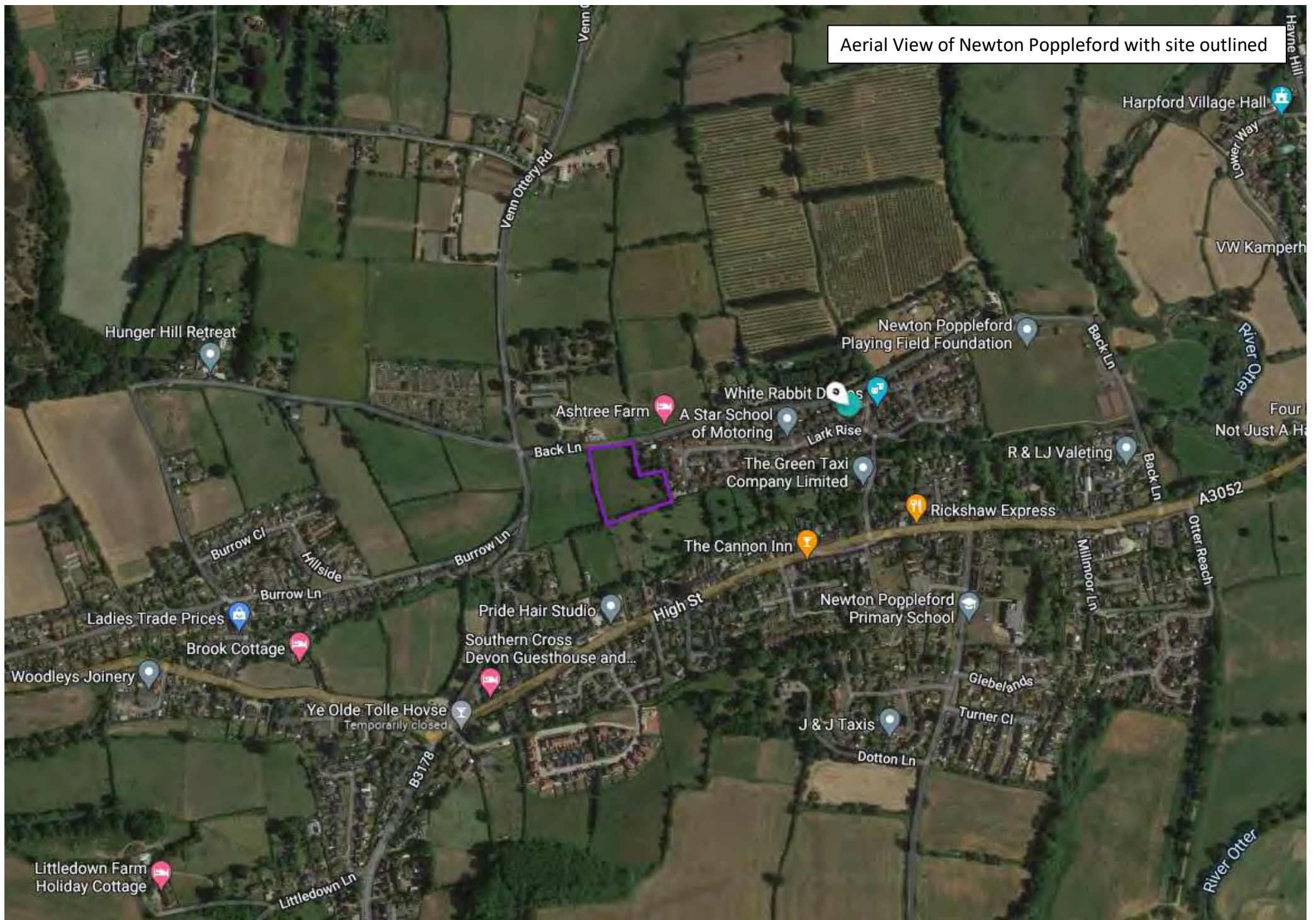


Photo showing view from existing access facing south towards the High St





Photos (clockwise from top left) showing: View across part of the land from the southern boundary facing north, View from the eastern boundary facing west, View of the current access on Back Lane, View from footpath on southern boundary showing access gate.