

WATERLEAT

High Street, Newton Poppleford, Sidmouth, EX10 0DU



Key Highlights

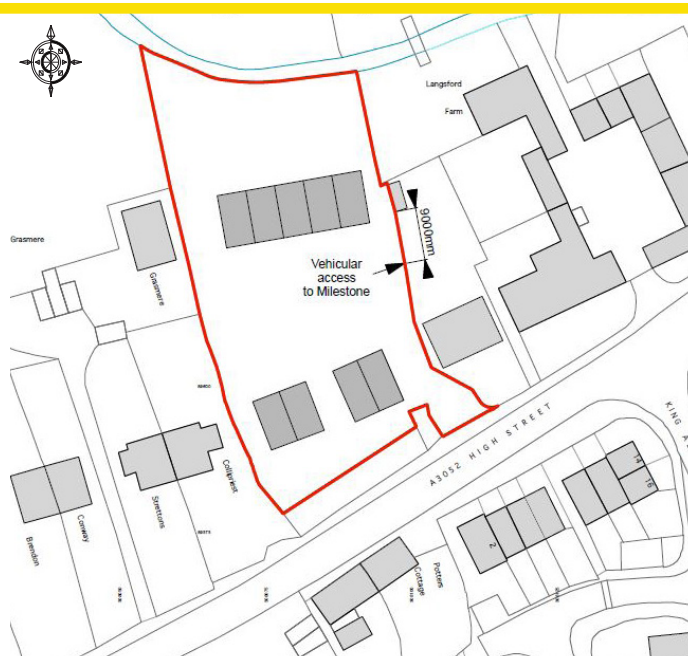
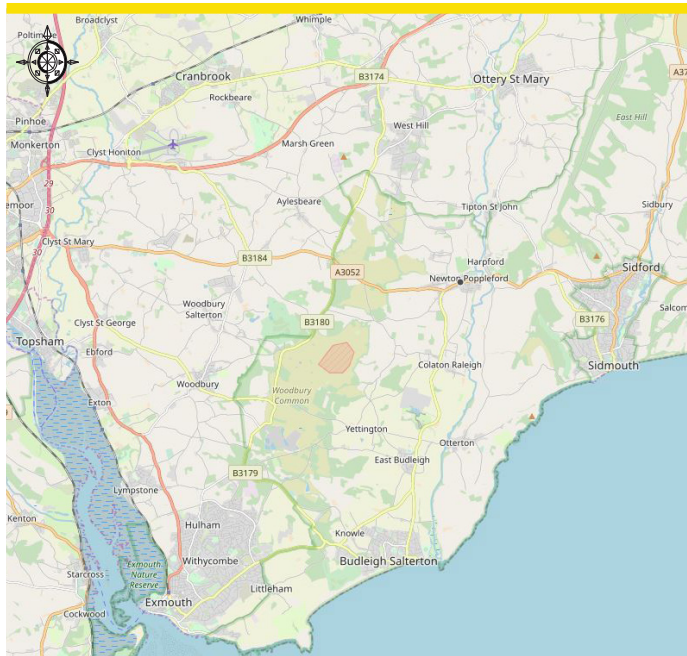
- Outline application with all matters reserved except for access for 9 residential dwellings
- Planning Permission granted 7/10/19 (Planning Ref: 16/0218/OUT)
- No affordable housing
- Freehold interest
- 0.24 HA (0.59 acres)

SAVILLS EXETER
Sterling Court, 17 Dix's Field
Exeter EX1 1QA

+44 (0) 1392 455 781

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. It is positioned on a yellow rectangular background.



Newton Poppleford

Newton Poppleford is a large village located in East Devon, approximately 11.9 miles east of Exeter and 4.4 miles north west of Sidmouth. The village provides a range of amenities including a village hall and a primary school.

Location

Waterleat is located in the centre of Newton Poppleford, to the north of the High Street (A3052) with access directly off this road.

The road provides access west to Exeter and the M5 and south west to Sidmouth and Seaton. The closest railway stations are situated at Whimble and Topsham which provides train services to Exeter St Davids. This station then provides mainline services to Honiton, Exmouth, Plymouth, and London Paddington.

Exeter Airport is located about 6.4 miles north west of the site and provides scheduled and chartered flights to a range of national and international destinations.

Description

The site is rectangular in shape extending to 0.24 HA (0.59 acres) and has an existing property situated in the centre. The land is relatively flat from north to south across the site, with the site accessed from the south east off High Street. The site is bordered by the main road to the south and residential properties to the north, east and west.

Planning

The site was granted planning permission on 7th October 2019 (ref: 16/0218/OUT) and benefits from outline permission for residential development comprising the erection of 9 dwellings, with a housing mix to be provided as follows:

- 4 x no. 3 bedroom semi-detached houses.
- 5 x no. 3 bedroom terraced houses.

S. 106

Following a financial viability assessment, it was demonstrated that no payment in lieu of affordable housing could be provided as part of the outline planning application.

As part of the S.106 agreement the reserved matters application will be subject to a viability appraisal as detailed in Schedule 1 Part 1 of the agreement.

For further information relating to the review mechanisms and definitions please refer to the signed S.106 agreement provided as part of the technical pack.

CIL

CIL is payable in East Devon at a rate of £125 per sq m on all net additional floor space provided on site. Under the current outline application the net additional floor space totals 516 sq m, meaning a CIL payment of £64,500 would be due.

Tenure & Title

The site is registered under title number DN300484 and is owned freehold (title absolute). The freehold interest is offered for sale with vacant possession on completion.

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Access

The proposed site access currently sits on land outside of the existing title detailed above. As part of the sale process, there will be a land transfer from the adjacent house known as Milestone (title number DN423049) with the extent of the land to be transferred detailed in the Technical Pack.

As part of this land transfer there will be an obligation on the developer to move the boundary fence within 2 months of completion, and to provide access rights and a gated access into Milestone upon completion of the first dwelling.

Existing Wayleaves, Easements & Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Viewing

Viewing should be arranged by prior appointment with Savills. Prospective purchases should note that Savills takes no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

VAT

Any guides prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the purchaser.

Further information

A Technical Pack is available to interested parties upon request, which will include:

- Site and location plans
- Land Registry title and plan
- Decision Notice
- S.106 agreement
- Land transfer plan;
- Design and Access Statement
- Highway Access Plan

Method of Sale

The site is being marketed by way of informal tender process, with offers invited on an unconditional basis.

Offers should be sent:

FAO Nick Walker
Savills
Sterling Court
17 Dix's Field
Exeter EX1 1QA

Or via email to:
ndwalker@savills.com

The closing date for submission of offers will be confirmed to interested parties in due course.

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Contact

Nick Walker
+44 (0) 1392 455 781
ndwalker@savills.com

Rhiannon Charles
+44 (0) 1392 455 746
rhiannon.charles@savills.com

Savills Exeter
Sterling Court, 17 Dix's Field
Exeter EX1 1QA

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