

PRIME DEVELOPMENT LAND

CLYST ROAD, TOPSHAM, EXETER, EX3 0BZ

View south over the site towards Topsham

- 5.57 HECTARES (13.76 ACRES)
- OUTLINE PLANNING PERMISSION GRANTED
- UP TO 100 DWELLINGS

FOR SALE BY INFORMAL TENDER ON 21st APRIL 2023

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THE SITE

This land is the one of the most important residential development opportunities to have been offered for sale in Topsham in decades. This absolutely prime level or gently east sloping approximately 5.57 hectare (13.76 acre) site has frontage on its southern boundary to a current housing development of 170 dwellings called Apsham Grange being undertaken by Taylor Wimpey. Access and service connection rights were reserved from the earlier land sale by the same landowner and the main access road has now been constructed to base course and is available for connection.

The land is located on the northern edge of Topsham some 0.9 miles from the town centre of what is perhaps the best residential district in Exeter. Aside from the ongoing housing development on its southern boundary the site adjoins open fields to the north and east and the Exeter to Exmouth rail line on the western boundary.

TOPSHAM

Within Exeter (population 129,393 in 2021) but distinctively Topsham would be a good description of this historic estuary port town with its eclectic mix of building styles, famous 17c Dutch style merchant houses, maritime heritage and waterfront setting on the River Exe. Some of the finest houses can be found along the Strand whilst Topsham High Street is home to many specialist shops and boutiques. There are numerous award winning restaurants and pubs in the locality including the nearby Darts Farm winner of the large farm shop of the year 2022.



There is a strong local community (population of the town recorded as 4,146 in 2021 whilst the electoral ward including parts of Countess Wear and Newcourt was 10,038 in 2021) and plenty of amenities including a local primary school, GP surgery, bowls club, swimming pool, recreation ground, RSPB reserve, estuary walks, local ferry, frequent bus services and a train station to name only a few.

Exeter is a city consistently rated as one of the best places to live in the UK, is less than 6 km away and can be reached by regular public transport.

PLANNING

A grant of outline planning permission was obtained on appeal under reference number APP/Y1110/W/22/3296946 on the 11th October 2022 for a development of up to 100 residential units.

A S106 agreement provides for Affordable Housing at a rate of 35% and there are financial contributions required towards the GP Surgery at £584 per dwelling and Exe Estuary Habitat Mitigation at £1,359.51 per affordable dwelling. Exeter City Council are a CIL authority with a chargeable rate of £80 psm (plus indexation) in respect of residential development (excluding social housing).

TECHNICAL

A full pack of technical information including copies of the planning permission, S106 agreement, planning documentation, utility information and geotechnical report is available from the agents.

METHOD OF SALE

The land is offered for sale by informal tender with a closing date of midday on Friday 21st April 2023 with tenders returned to the agent's marked "Informal tender – Topsham".

VIEWING

On site at any reasonable time, but in the first instance as the land is farmed please contact the agents to confirm your intention to view and make access arrangements.

AGENTS NOTE

Prospective purchasers are advised to contact the agents to discuss requirements for future connectivity to adjacent land and arrangements for future compensation arising from the overhead electricity transmission lines.

CONTACT

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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

FRAMEWORK PLAN



- Application site boundary
- Taylor Wimpey development boundary
- Primary road
- Development blocks
- Frontage
- Acoustic screen/bund

- Vehicular access from Phase 1
- Entrance / arrival space
- Primary route
- Development fronting the primary route
- Housing in a variety of forms and sizes
- Secondary routes
- Tertiary routes providing access to parcels
- Central open space beneath overhead cables
- Retained existing trees and hedgerows
- Open space with attenuation features
- Landscape buffer and offset to railway line
- Lower density housing



Clyst Road Phase 2, Topsham
Framework Plan

A

RJ / DC

190614 L 01 02

1:2500 @ A4

Oct 2020

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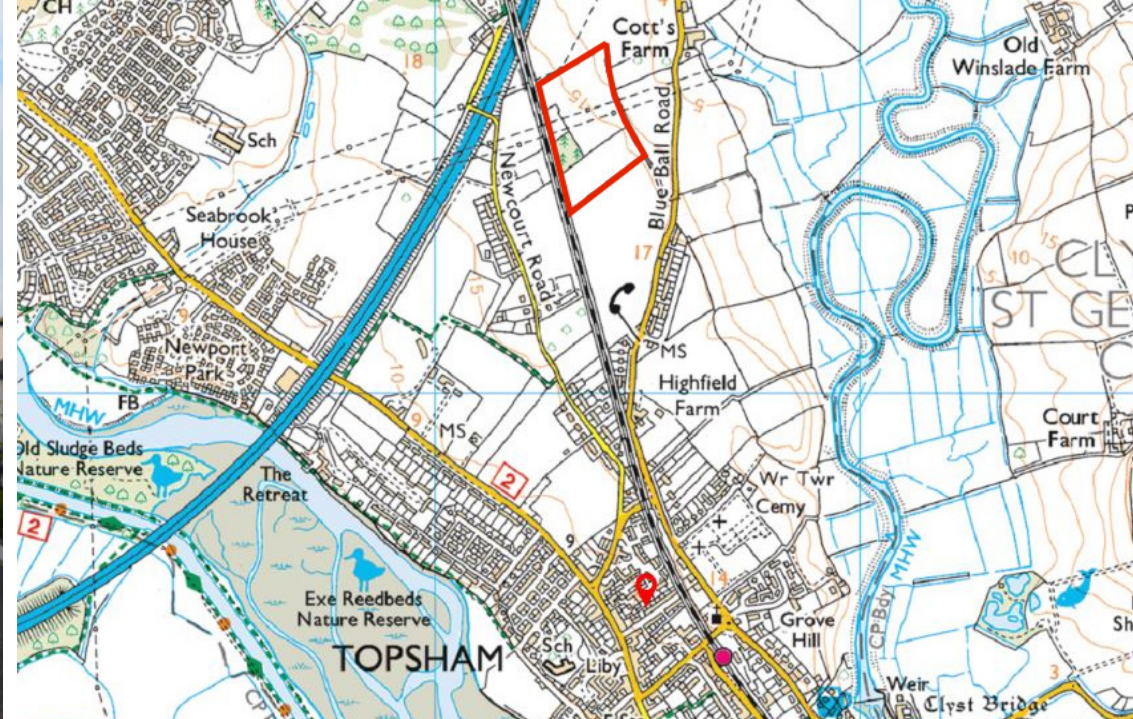
Drawing Status PLANNING

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. THIS DRAWING IS COPYRIGHT.

Taylor Wimpey development
Under construction



WATERFRONT



WATERFRONT



VIEW OVER ADJACENT DEVELOPMENT



BOWLS CLUB



TRAIN STATION



FORE STREET



FORE STREET



VIEW LOOKING NORTH OVER THE SITE



VIEW OVER ADJACENT DEVELOPMENT SHOWING ACCESS TO THE SITE