

PRIME RESIDENTIAL DEVELOPMENT LAND

WILLAND ROAD, CULLOMPTON, DEVON

- 11 HECTARES (27.18 ACRES)
- RESOLUTION TO GRANT OUTLINE PERMISSION FOR UP TO 200 DWELLINGS

FOR SALE BY INFORMAL TENDER ON FRIDAY 10TH JULY 2020

KLP
KITCHENER
LAND AND PLANNING

THE SITE

This prime green field residential development site extends to approximately 11 hectares (27.18 acres) and is located on the northern fringe of Cullompton with open fields beyond. The land forms part of a major allocation for more than 1,000 dwellings known as AL/CU/1 in the adopted local plan.

The land generally falls both to the east where it fronts Willand Road and to the north where it borders a stream whilst mature hedgerows in the main mark the field boundaries.

The land is located approximately 0.75 miles from the town centre and less than a mile from J28 of the M5.

CULLOMPTON

Located in a convenient position immediately adjacent to the M5 at junction 28 in the lovely Culm Valley Cullompton offers an ideal location for commuters looking to enjoy the Mid Devon countryside and yet be only 10 miles from Exeter and 19 miles from Taunton.

This well established town can date some areas of occupation from the Roman period and more recently has had a long history of manufacturing including paper, wool and cloth making.

The towns population was 8,799 in the 2011 census which will have increased due to several completed housing schemes. Today the town benefits from a wide selection of amenities including a large Tesco supermarket, Aldi store, a range of local shops, restaurants and pubs, primary and secondary education and a local heath centre.

PLANNING

The site is allocated for development in the adopted Mid Devon Local Plan under reference AL/CU/1 and is currently the subject of an outline planning application for up to 200 dwellings under reference number 17/01170/MOUT. A resolution to approve this application (in association with two other applications comprising the first phase of the NW Cullompton extension) was made by the planning authority on the 17th April 2019 as regards planning matters and the 18th September 2019 as regards S106 matters. The resolutions include full details of the access which is agreed with the Highway Authority and an agreement to provide 10% affordable housing. At present a s106 agreement is being prepared which once signed will allow the planning permission to be issued.

TECHNICAL

A full pack of technical information including copies of the planning application, committee reports, officer recommendations, draft S106 obligations, topographical survey etc 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 10th July 2020 with tenders returned to the agents marked "Informal tender – Cullompton". The vendors reserve the right not to accept the highest or any tender and the sale of the land will be subject to VAT.

Offers are invited on a subject to planning basis as the vendors intentions are to agree a sale of the land conditional on the grant of planning permission pursuant to the current planning application. Prospective purchasers are invited to contact the agents to discuss the method of sale in further detail.

VIEWING

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

AGENTS NOTE

The landowner owns adjacent land which is allocated for development and currently the subject of a separate outline planning application. This adjacent land will be accessed through the land to be sold. Therefore, as part of any land sale rights for access and services will need to be agreed and prospective buyers are invited to contact the agents for early discussions.

CONTACT



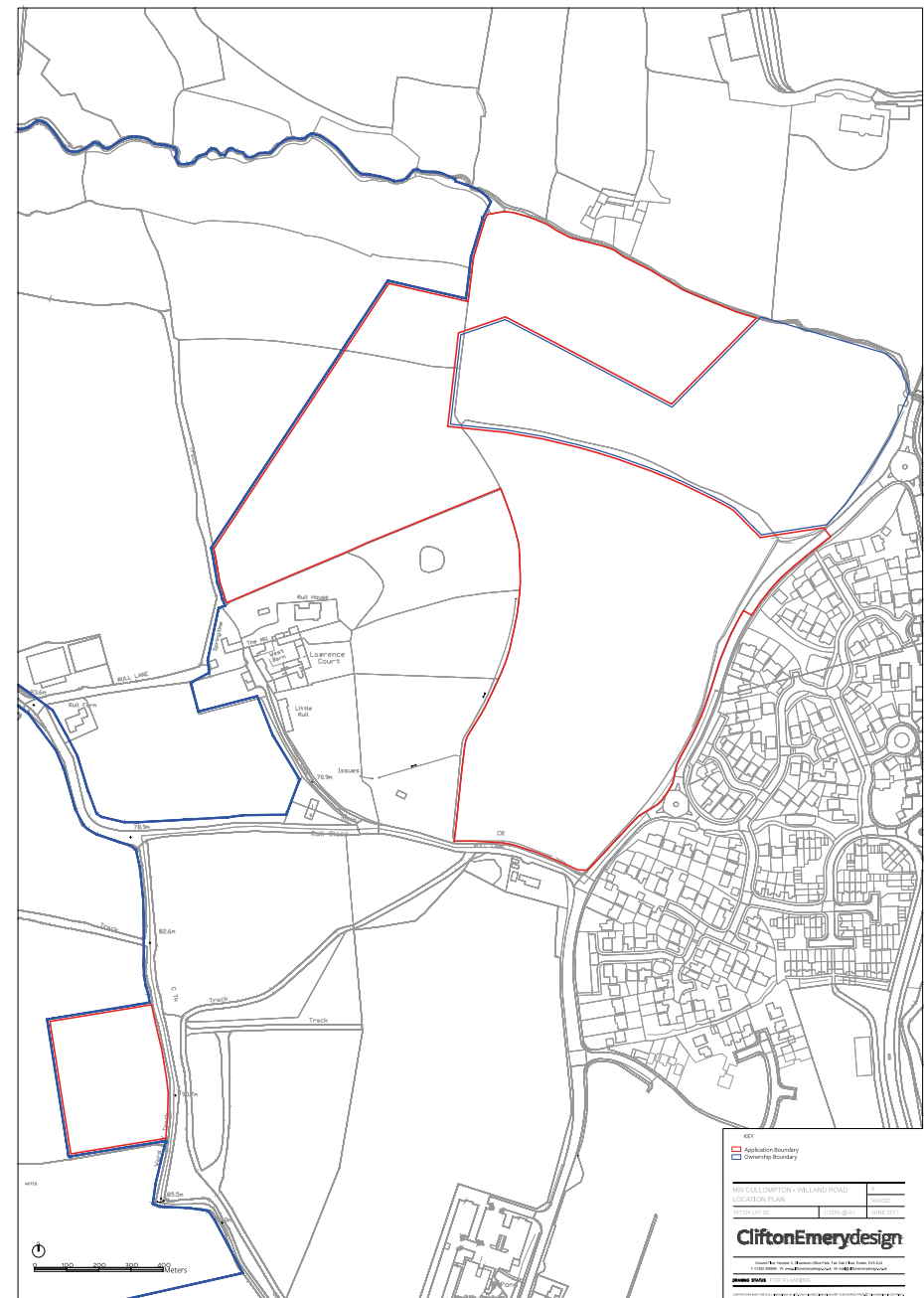
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CULLOMPTON MASTERPLAN - WILLAND ROAD



CULLOMPTON, WILLAND ROAD LOCATION PLAN





