

POTENTIAL DEVELOPMENT OPPORTUNITY

CRANFORD VIEW, EXMOUTH

- Land extending to c. 0.44ha / 1.09 acres
- Potential residential development site for up to 9 dwellings
- Conditional offers and Promotion Agreements invited
- For sale by informal tender – bids required by midday 8th July 2022

THE LAND - EX8 2EQ

Kitchener Land and Planning are instructed by the Cranford Club in Exmouth to offer to the market this relatively level potential development site, which extends to approximately 0.44ha / 1.09 acres. The land is positioned to the south-east of the Club, with a potential access onto the adjacent Cranford View road.

METHOD OF SALE

The Agents are, in this instance, inviting offers for the land from those parties in a position to provide a significant initial investment to secure the future viability of the Club – it is proposed that security for this investment will be offered by way of a legal charge against the Cranford Club. (Further information can be provided to interested parties by the Agents upon request).

Along with the initial investment, the Agents seek a buyer willing to pursue a conditional (subject to planning) fixed price or market price (subject to a minimum price) purchase, whereby the buyer will seek planning permission for up to 9 dwellings on the identified land (minor alterations to which may be considered). Once planning permission is granted, the identified land will then be sold at the agreed price, deducting the initial upfront investment provided.

Alternatively, the Agents may also consider Promotion Agreement proposals, from parties who are again in a position to provide the initial funding and then seek planning approval on the identified land. Their initial investment, along with promotion costs and fees will then be recovered when the land is sold on the open market.

EXMOUTH

Exmouth is located on the mouth of the River Exe on the south west coast and is at the western end of the famous Jurassic Coast World Heritage Site. The town boasts a long sandy beach, modern quay and the Exe Estuary which offers many water sports facilities and a nature reserve. As well as the shopping centre there are many other amenities in the town. The Cathedral City of Exeter is c.11 miles north of Exmouth with regular public transport links via both bus and train and the M5 motorway and Exeter Airport are within easy reach.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

PLANNING & CIL

The Agents are advised that there is no recent planning history associated with the land in question. East Devon District Council have an adopted CIL charging schedule and as such a residential development scheme will be liable for CIL. The current rate in Exmouth is £150/sqm.

UTILITIES

Interested parties are invited to contact the relevant utility companies for confirmation of connection points and capacity of services prior to making any offer.

VAT

Please be aware that the land is elected for VAT and as such VAT will be payable upon the purchase price.

INFORMAL TENDER

The land is being offered for sale by informal tender, with conditional offers or proposals for a promotion agreement required by no later than midday on **8th July 2022**. Bids are to be provided by post, or electronically to alex@klp.land by the above closing date.

CONTACT



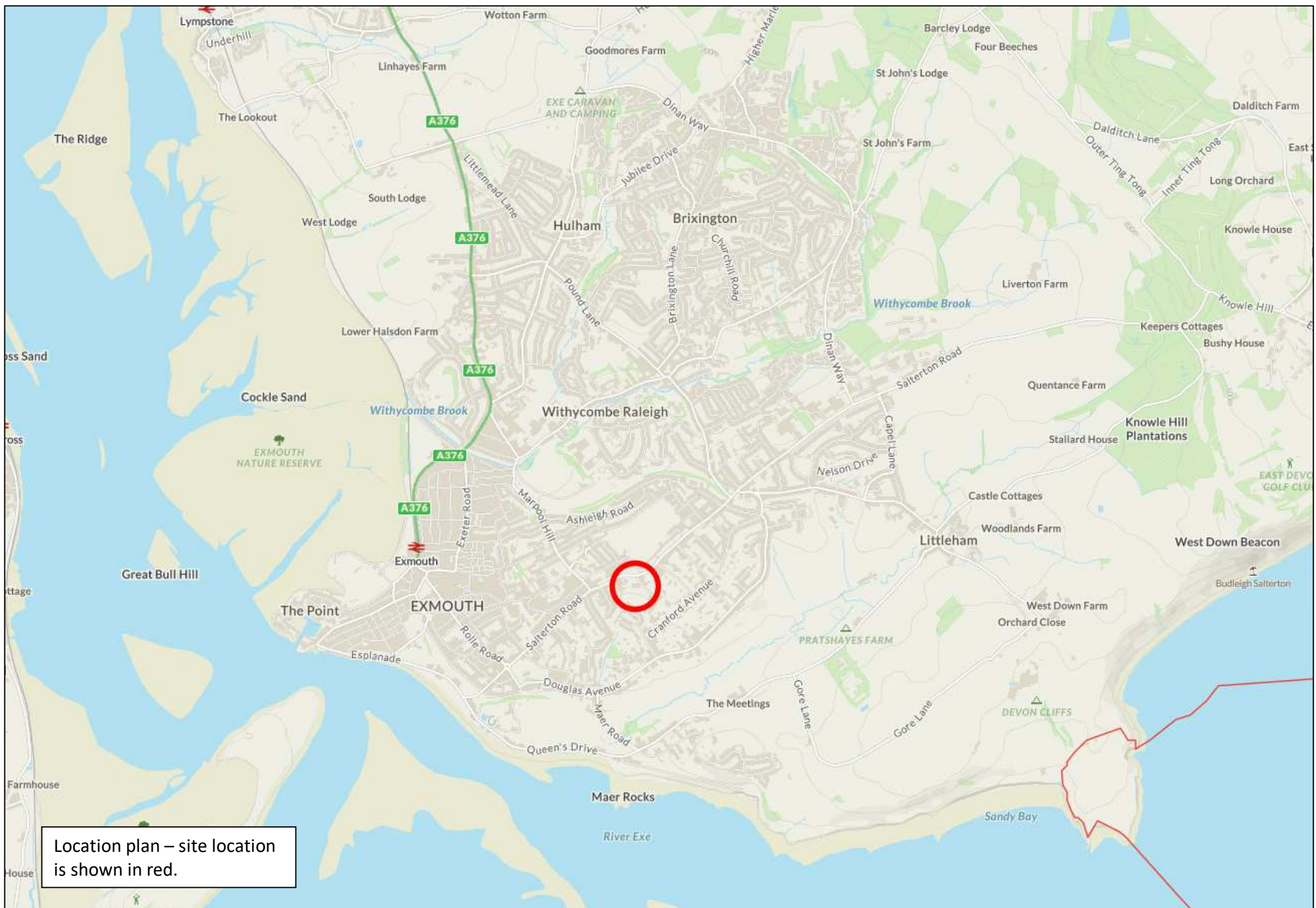
Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: alex@klp.land

Tel. 01392 879300

Ref: 750/AM/AK



Location plan – site location
is shown in red.

Photo overlooking part of the proposed site, facing south.





Photos (clockwise from top left) showing: View overlooking part of the proposed site facing south west, View along Cranford View where potential access may be formed, View from the proposed site onto boundary of Cranford View, View from Cranford View boundary into the proposed site.