

POTENTIAL DEVELOPMENT SITE

FROG LANE, CLYST ST MARY



- Land proposed for allocation in East Devon Local Plan Review.
- Approximately 1.49 Ha (3.69 acres)
- Offers invited for a Conditional Purchase or Promotion Agreement.

THE SITE

This site comprises a total of approximately 1.49 ha (3.69 acres) of land on the eastern outskirts of Exeter and the western edge of the village of Clyst St Mary. The site comprises an existing residential dwelling and garden, along with a gently sloping agricultural field (c. 1.24ha) currently used for equestrian purposes. The field offers excellent views to the west over the City and surrounds.

The site has frontage onto Frog Lane via the existing dwelling, and also to Bishops Court Road. Frog Lane has existing pavement from the entrance of the site into the village centre, where local facilities are situated including a shop/post office, pub and primary school.

PLANNING

The land is not allocated within the existing adopted local plan but has been identified as a candidate for residential development in the working draft local plan during December 2021 under reference Sowt_09. In that draft document, the land was given an Allocation Suitability Rating of 5 (out of 6) and considered to have capacity for approximately 40 dwellings. It has been considered as suitable for development and as such is shown in the Strategic Policy section of the working draft as being proposed for allocation. The new Local Plan is expected to be presented for public consultation later in 2022.

The land has not previously been the subject of planning applications for development but in the agents opinion has significant potential for development for residential purposes.

CLYST ST MARY, EXETER

The village of Clyst St Mary is surrounded by beautiful Devon countryside and is just a short drive from Exeter's vibrant city centre. In a highly accessible location a short distance from the M5, the village offers a shop,

pub and post office, while there is a range of retail outlets a couple of miles away on the outskirts of Exeter.

Exeter itself is consistently rated as one of the best places to live and work in the UK, Exeter offers a high quality of life in a beautiful city combining modern facilities with a sense of the past. Founded by the Romans in 55AD the city has a long and eventful history and today is home to some 130,000 people and is the country town of Devon and the heart of a travel to work area of over 470,000 residents.

METHOD OF SALE

We are inviting proposals on either a conditional (subject to planning) basis or for a promotion agreement to allow the land to be considered for development through the ongoing local plan review with a view to obtaining planning permission leading to a sale of the land for development.

Prospective purchasers should contact the agents for further information.

VIEWING

Strictly by appointment with the agent.

CONTACT: Alex Munday

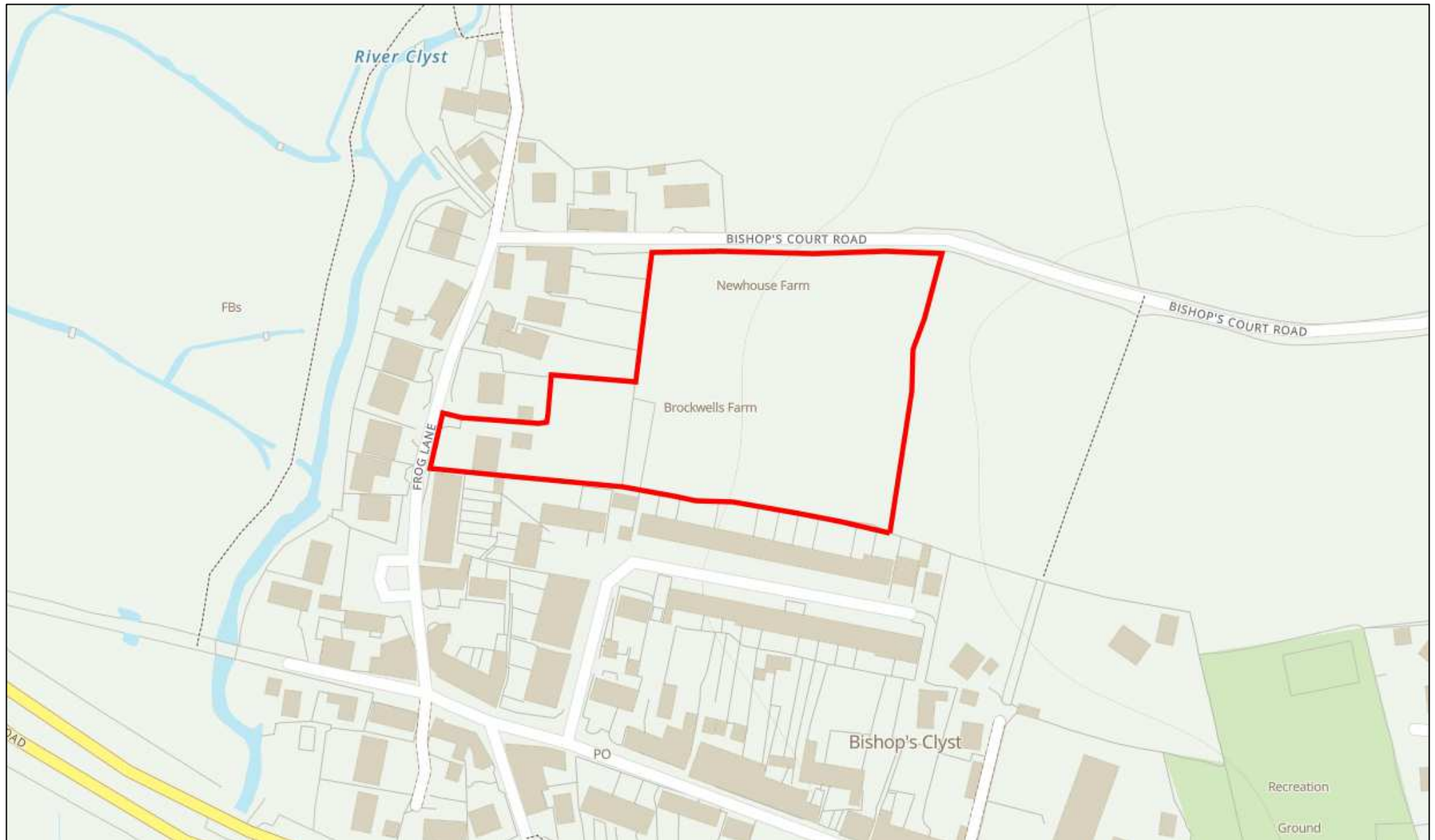
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Location plan

Approximate boundary of site edged red





Aerial view of the site