

PEPPER

Commercial

FOR SALE INDUSTRIAL DEVELOPMENT LAND

1.285 hectares (3.18 acres)

With Planning Consent

Plots 1 & 2
Stoneyford Business Park
Honiton Road
Cullompton
Devon
EX15 1QM



Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA

www.peppercommercial.co.uk

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C o m m e r c i a l

SITUATION AND DESCRIPTION

The site is located immediately to the East of junction 28 of the M5 Motorway with frontage to A373 Honiton Road. Cullompton town centre is approximately 0.5 miles to the West on the opposite side of the M5.

The entire site comprises approximately 8.74 hectares (21.6 acres) of employment land with consent for E(g), B2 & B8 development. The consent has been granted in outline for plots 1 & 2 for roads use and servicing with a detailed reserved matters application needed to formalise the exact details of the development.

The site comprises principally open level land and the site is broadly rectangular in shape forming the North Western boundary.

PLANNING

The land has an approval with a hybrid outline planning application subject to a S106 agreement, Reference No: 20/01409/MOUT and can be viewed on the Mid Devon District Council web site [Simple Search \(middevon.gov.uk\)](http://middevon.gov.uk)

INFRASTRUCTURE

The estate road, which is planned for adoption, will be in place by the start of 2024.

Power water & drainage are available to all plots, there is no gas on site.

ACCOMMODATION

A level site for development of 1.285 hectares (3.18 acres)

PRICE

£1,272,000 (£400,000 per acre or part thereof)

LEGAL COST

Each party are to bear their own legal costs in any transaction.

VAT

All figure quoted are plus VAT

VIEWING

Reference

Adam Parsons

07808 473248

ap@peppercommercial.co.uk

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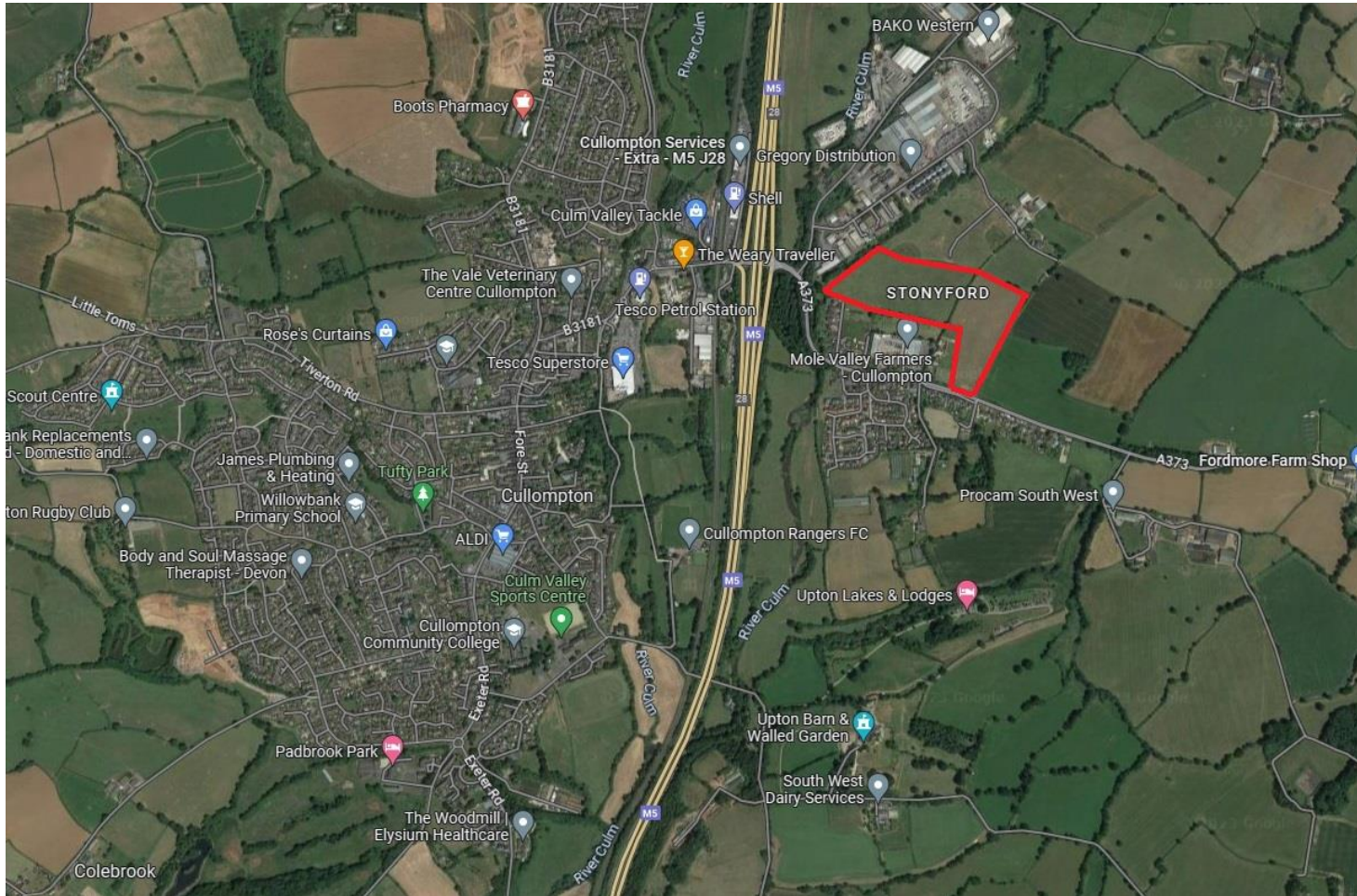
C o m m e r c i a l

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