

# PEPPER

Commercial

## FOR SALE INDUSTRIAL DEVELOPMENT LAND

0.426 hectares (1.05 acres)

With Planning Consent  
For a 7m high Business Unit

Plots 5  
Stoneyford Business Park  
Honiton Road  
Cullompton  
Devon  
EX15 1QM



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

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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 full for plot 5 the remaining land has consent 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 square in shape forming the main proposed estate road.

## 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://www.middevon.gov.uk)

This site has a detailed planning consent for a 1,593 sq.m (17,146 sq.ft.) which includes offices on 2 levels of 378 sq.m. (4,021 sq.ft.)

**MEASUREMENTS ARE APPROXIMATE TAKEN FROM CONSTRUCTION DRAWINGS**

## 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 FROM DRAWINGS

	<b>Metric</b>	<b>Imperial</b>
Offices on 2 levels	378 sq.m.	4,021 sq.ft.
Warehouse	1,215 sq.m.	13,078 sq.ft.
<b>TOTAL GEA</b>	<b>1,593 sq.m.</b>	<b>17,146 sq.m.</b>

A level site for development of 0.426 hectares (1.05 acres)

## PRICE

£420,000 (£400,000 per acre or part thereof)

## TENURE

Freehold

## LEGAL COSTS

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](mailto:ap@peppercommercial.co.uk)

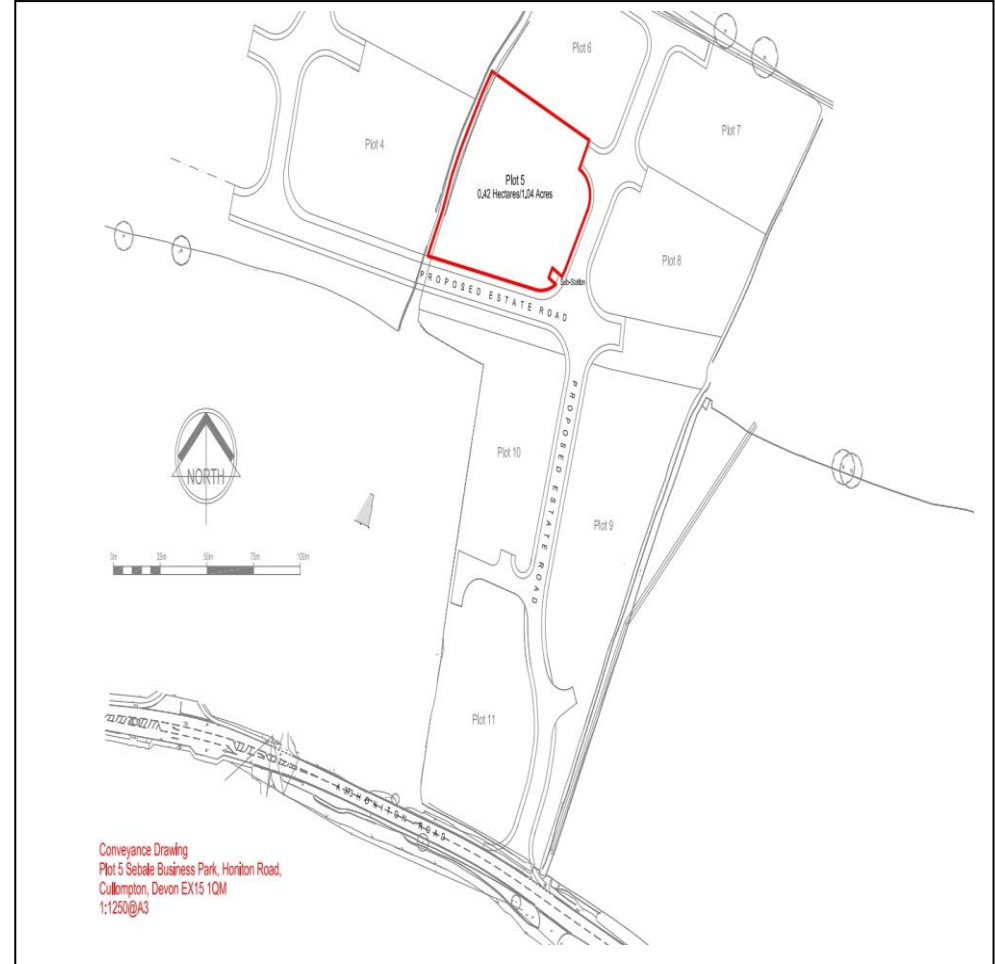
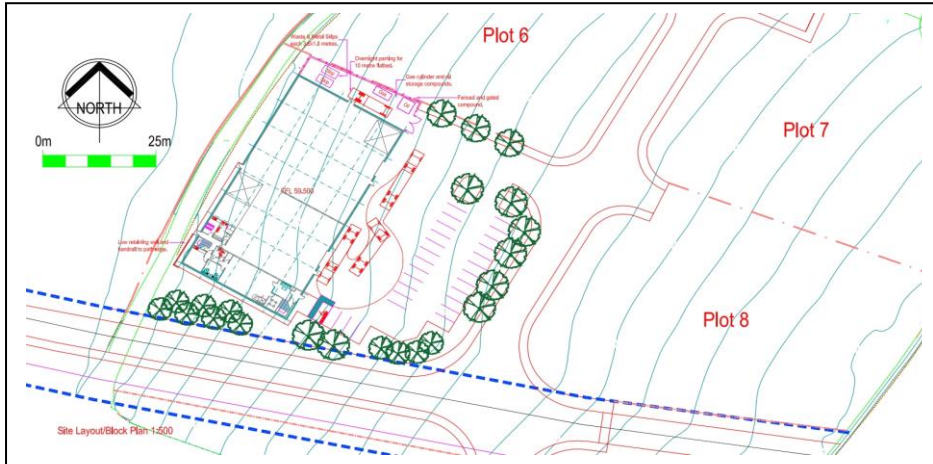
**PEPPER**  
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**Tel: 01392 874209 Web: [www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)**  
**Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA**

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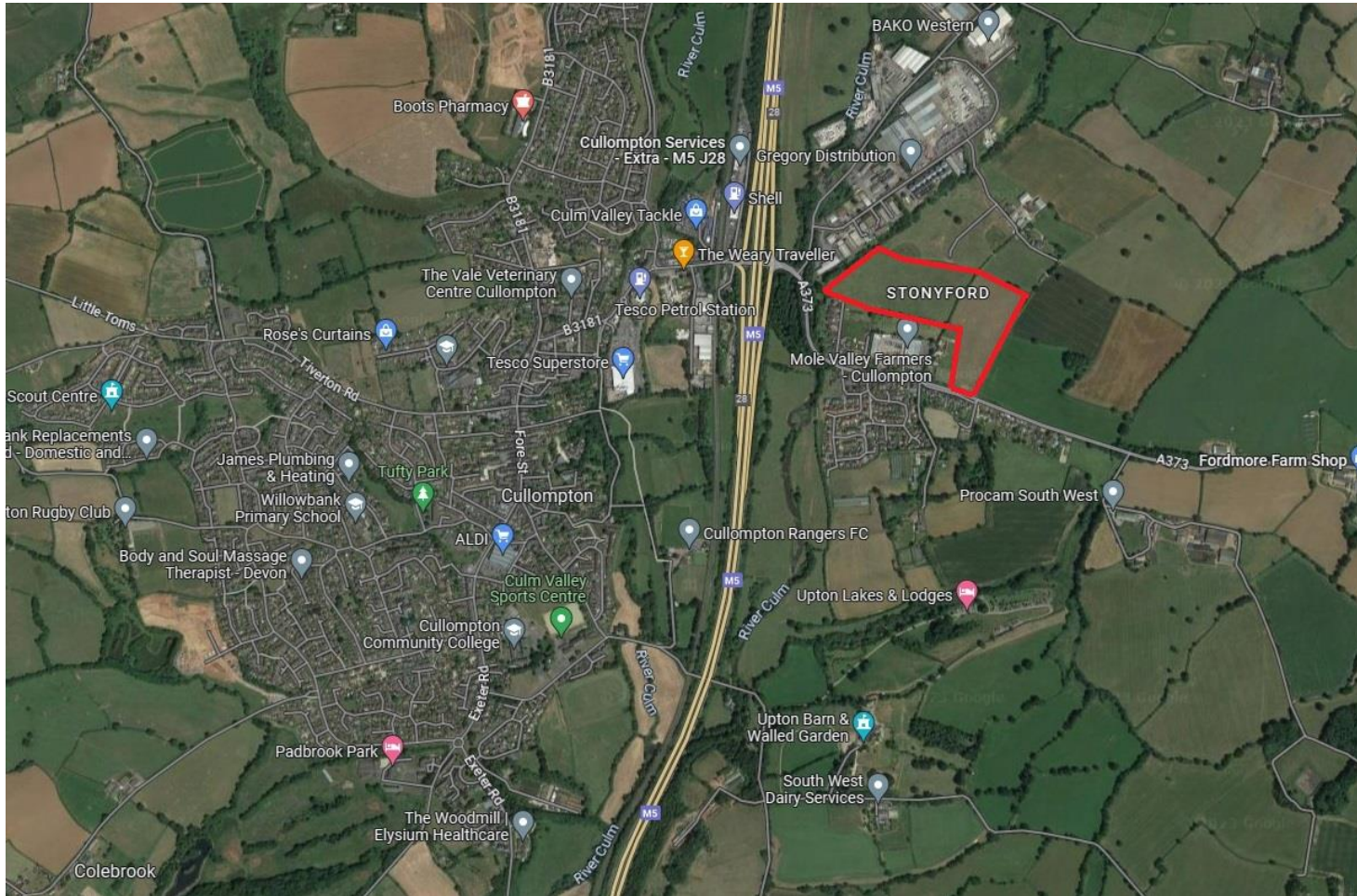


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