

# PEPPER

Commercial

## FOR SALE INDUSTRIAL DEVELOPMENT LAND

Plot 11 – 0.99 acres (4,035 sq.m.)

With Planning Consent

Plot 11  
Stoneyford Business Park  
Honiton Road  
Cullompton  
Devon  
EX15 1QM



FRONTAGE PLOT

# PEPPER

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 plot 11 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 Southern boundary and entrance to the development.

## 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)

## INFRASTRUCTURE

The estate road has recently been completed.

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

## ACCOMMODATION

A level site of land for development of 0.99 acres

## PRICE

£450,000

## TENURE

Freehold

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



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