

# PEPPER

Commercial

## FOR SALE

### FREEHOLD EMPLOYMENT LAND

Approximately 5.29 Hectares (13.05 acres)

**SEBALE BUSINESS PARK  
HONITON ROAD  
CULLOMPTON  
DEVON  
EX15 1QM**



**AVAILABLE IN SERVICED SITES OF  
APPROXIMATELY 1 ACRE**

Ref 106

**01392 874209**

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

### 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 property comprises an L shaped section of land, currently used as agricultural pasture, with frontage to the A373. Access is planned to be gained via a new estate road to be constructed by the developer directly onto the site from the Honiton Road. A linking estate road will be constructed to provide HGV access to all plots on the new business park.

### ACCOMMODATION

Brief details of the proposed approximate site layout are as follows:

Designation	Area (Hectares)	Area (Acres)	Price	Status
Plot 1	0.7614	1.88	£705,000	Under Offer
Plot 2	0.7840	1.93	£723,750	Under Offer
Plot 3	0.4463	1.15	£431,250	Available
Plot 4	0.4862	1.20	£450,000	Available
Plot 5	0.4096	1.01	£378,750	Under Offer
Plot 6	0.3571	0.88	£330,000	Available
Plot 7	0.4182	1.03	£386,250	Available
Plot 8	0.3559	0.88	£330,000	Available
Plot 9	0.5009	1.23	£461,250	Sold
Plot 10	0.3532	0.87	£326,250	Sold
Plot 11	0.4035	0.99	£420,750	Available
Total	5.29 Hectares	13.05 Acres		

### PLANNING

The Mid Devon District Council local plan review 2013 – 2033 identifies the site under policy CU17 as an area allocated for employment development.

A planning application will be submitted in late February of 2020 by the developer for the estate road layout as identified with the support of Devon County Highways. [www.middevon.gov.uk/residents/planning-policy/local-plan-review/](http://www.middevon.gov.uk/residents/planning-policy/local-plan-review/)

B1, 2 & 8 as per The Town & Country Planning (Use Classes Order) 1987, as amended are considered acceptable

### SURROUNDING LAND

The land immediately to the North and East of the subject site, coloured yellow on the attached plan is identified with the plan review as policy CU7 – CU12 and is proposed for mixed use development including residential.

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## TIMESCALE

Following the submission and subject to the grant of consent of the application for the road layout buyers will be able to submit detailed application under reserved matters for buildings and uses.

## LEGAL COSTS

Each party are to bear their own legal costs.

## FURTHER INFORMATION

More information regarding the current situation with planning and design is available through the agents.

## VAT

All Prices quoted are plus VAT

## VIEWING



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

07808 473248

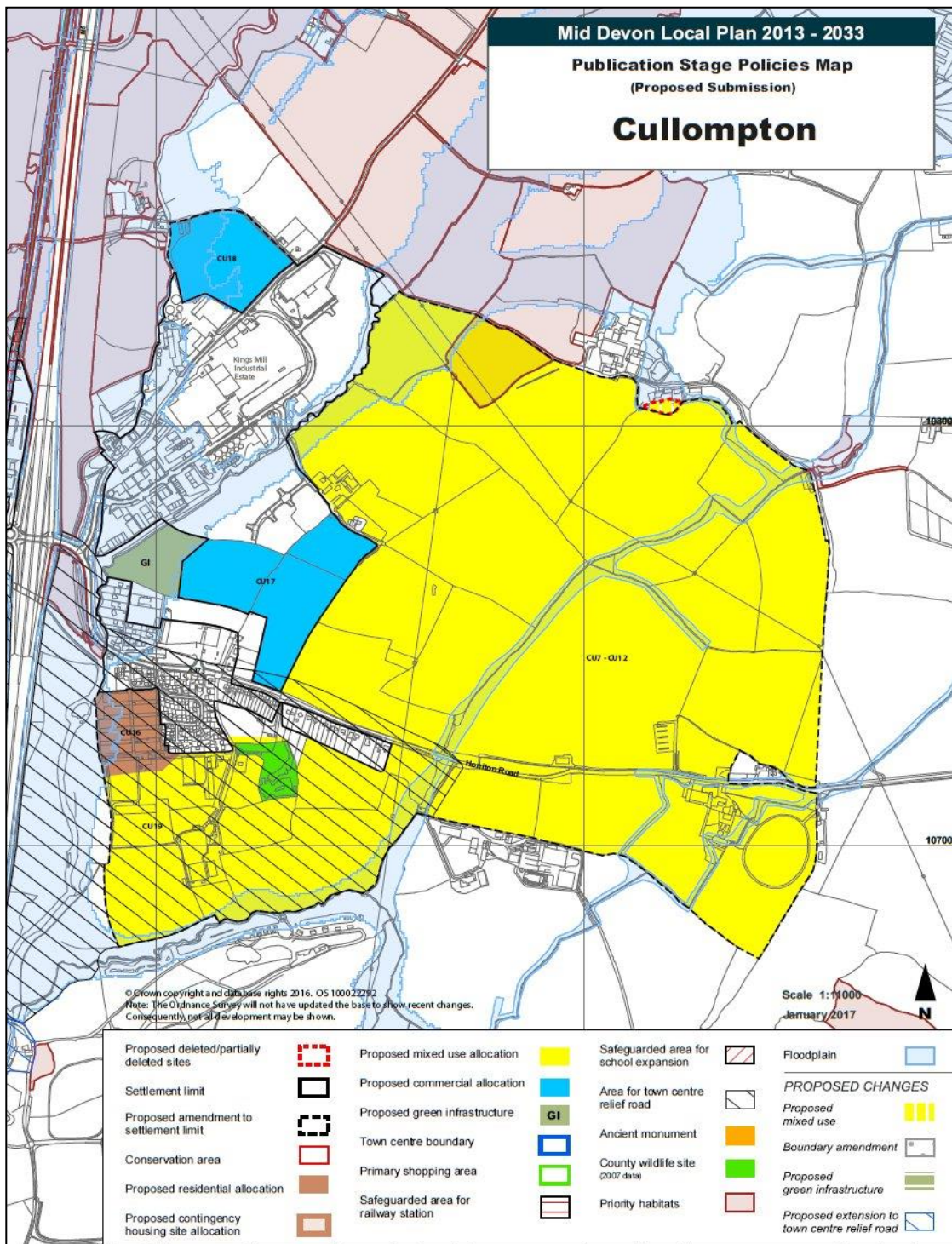
Adam Parsons



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