

# DEVELOPMENT SITE FOR 19 DWELLINGS PADBROOK PARK, CULLOMPTON, DEVON

- Detailed planning approval 22/01901/MFUL
- Site extends to c. 0.6ha / 1.5 acres
- Additional land available by separate negotiation



## THE SITE – EX15 1RU

The development opportunity comprises c. 1.5 acres of land, currently occupied by a former indoor bowls centre and golf clubhouse, which benefits from a grant of detailed planning approval ref. 22/01901/MFUL (as varied by non-material amendment ref. 24/01412/NMA) for the conversion of part of the former buildings to 19 dwellings with associated parking and landscaping. The proposed development is shown on the approved plans to comprise of 12 x flats (2 x 1 bed, 3 x 2 bed and 7 x 3 bed) along with 7 dwellings (2 x 2 bed and 5 x 3 bed). The proposed floor areas of the new dwellings are outlined in the table opposite. In addition, included within the sale is a detached cottage which has previously been used both for residential accommodation and commercial use. The scheme also proposes 38 new parking spaces to be created.

To the west of the development site is a further area of land, extending to c. 0.25 ha / 0.6 acres and which is being offered by separate negotiation. Abutting the western boundary of this land is a former golf driving range building.








Interested parties may also wish to consider the site for alternative forms of development given that the precedent of a residential scheme has been established. This may include the demolition of all existing buildings and a 'new build' development scheme, or perhaps alternative uses such as for care facilities etc. All of these would be subject to the requisite consents being approved.

## CULLOMPTON













The site is located within easy reach of the town centre and High Street in the market town of Cullompton which offers a good selection of local amenities including Tesco and Aldi supermarket, health and leisure

centres, and both junior and senior schools. With junction 28 of the M5 motorway close by, Cullompton has prominent commuter links with the Cathedral City of Exeter and the Somerset town of Taunton. Approximately 5 miles north of town is the main line railway station of Tiverton Parkway.

## PROPOSED FLOOR AREAS

PROPOSED GROSS INTERNAL FLOOR AREAS (HOUSE):		
	House 1 (2 Bed) - 59 (GF) & 43 (FF)	= 102 sqm / 1,098 sq ft
	House 2 (2 Bed) - 59 (GF) & 43 (FF)	= 102 sqm / 1,098 sq ft
	House 3 (3 Bed) - 64 (GF) & 56 (FF)	= 120 sqm / 1,291 sq ft
	House 4 (3 Bed) - 64 (GF) & 56 (FF)	= 120 sqm / 1,291 sq ft
	House 5 (3 Bed) - 64 (GF) & 56 (FF)	= 120 sqm / 1,291 sq ft
	House 6 (3 Bed) - 73 (GF) & 56 (FF)	= 129 sqm / 1,388 sq ft
	House 7 (3 Bed) - 79 (GF) & 59 (FF)	= 138 sqm / 1,485 sq ft
Total:		= 831 sqm / 8,942 sq ft

PROPOSED GROSS INTERNAL FLOOR AREAS (FLATS):			
	Flat 1 - 86 sqm / 926 sq ft		Flat 7 - 95 sqm / 1,022 sq ft
	Flat 2 - 54 sqm / 581 sq ft		Flat 8 - 71 sqm / 764 sq ft
	Flat 3 - 107 sqm / 1,151 sq ft		Flat 9 - 71 sqm / 764 sq ft
	Flat 4 - 99 sqm / 1,066 sq ft		Flat 10 - 93 sqm / 1,000 sq ft
	Flat 5 - 52 sqm / 560 sq ft		Flat 11 - 77 sqm / 828 sq ft
	Flat 6 - 101 sqm / 1,087 sq ft		Flat 12 - 117 sqm / 1,259 sq ft
Bowling Club (Total)		- 499 sqm / 5,371 sqft (Flats 1 - 6)	
Clubhouse (Total)		- 524 sqm / 5,639 sqft (Flats 7 - 12)	
Total		- 1,023 sqm / 11,010 sq ft	

METHOD OF SALE

The freehold site is being offered for sale by private treaty with offers invited in the region of £1,000,000. The additional land area is available by separate negotiation – please contact the Agents to discuss further.

PLANNING

Detailed planning approval was granted on 1<sup>st</sup> March 2024 under planning application reference 22/01901/MFUL for the “Conversion of part of former clubhouse to 19 dwellings and demolition of the remaining building, associated parking and landscaping”. A subsequent non-material amendment under application reference 24/01412/NMA was approved on 11<sup>th</sup> October 2024 to “...recolate the internal access road away from the southern boundary, demolish an additional part of the building towards the centre of the site and relocate the internal road through the central area.” Copies of the planning documents are available within a planning and technical information pack which can be requested from the Agents.

S106

Planning approval ref. 22/01901/MFUL was approved in conjunction with a S106 agreement requiring the following contributions to be paid:

Monitoring fee	£4,772 <i>(Paid by vendors already)</i>
Primary Education Contribution	£14,416
Off Site Affordable Housing	£40,000
Public Open Space	£18,001
Secondary Education Contribution	£9,886
TOTAL TO BE PAID	<b>£82,303</b>

SERVICES

The vendors advise that there is currently an independent electricity supply, foul and surface water drainage serving the existing buildings. A shared mains water supply and gas supply also exists (spurred from the adjacent Hotel).

Interested parties should however make and rely upon their own enquiries of the relevant services providers prior to making any offer.

VIEWING

STRICTLY BY APPOINTMENT ONLY. Please contact Alex Munday at KLP to arrange a viewing.

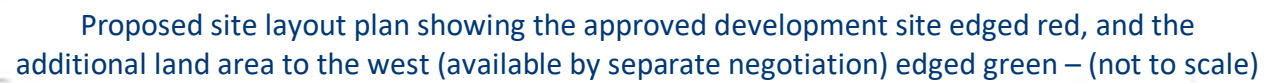
CONTACT



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: alex@klp.land  
Tel. 01392 879300  
DD. 01392 925128

Ref: 1007/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.





# Proposed Ground Floor Layout - (not to scale)



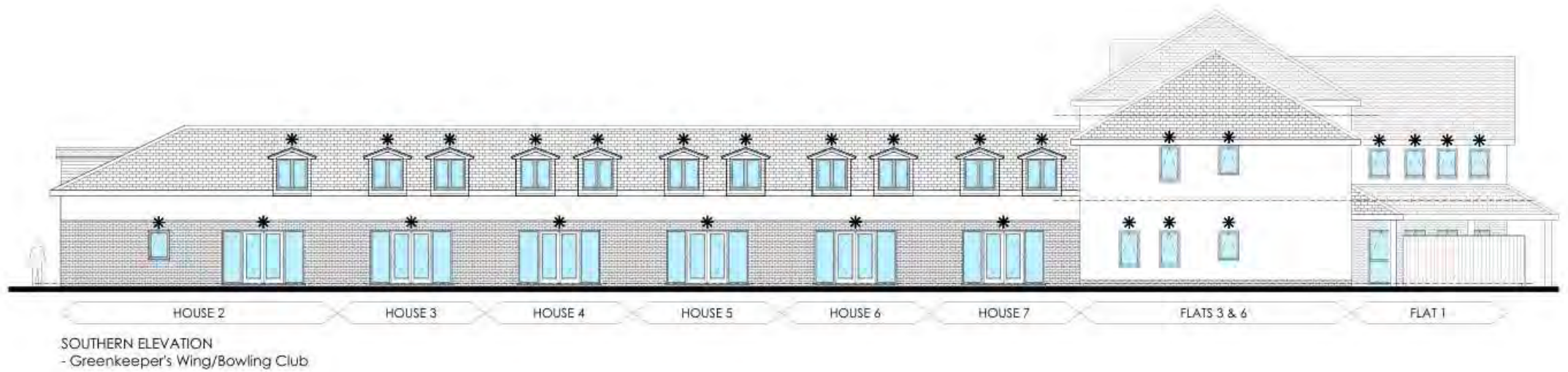
Proposed First Floor Layout - (not to scale)



FIRST FLOOR PLAN  
- Clubhouse



# Proposed Southern and Eastern Elevations - (not to scale)

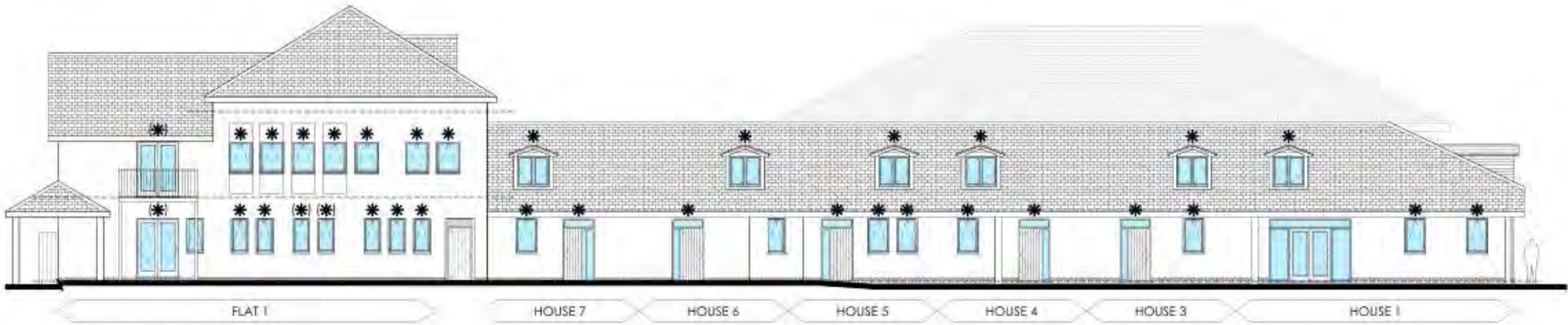


## KEY:

+ Denotes new opening (++) Denotes existing opening adjusted



Proposed Northern and Western Elevations - (not to scale)



NORTHERN ELEVATION  
- Bowling Club/Greenkeeper's Wing

KEY:

+	Denotes new opening	(+)	Denotes existing opening adjusted
---	---------------------	-----	-----------------------------------



WESTERN ELEVATION  
- Greenkeeper's Wing/Bowling Club

- Clubhouse





Aerial overview showing the approved development site edged white and the additional land (available by separate negotiation edged blue)





View over existing buildings facing west