

# POTENTIAL RESIDENTIAL DEVELOPMENT SITE

## GIPSY HILL LANE EXETER DEVON EX1 3RJ



- Approximately 0.23 ha / 0.57 acres, greenfield site
- Gentle fall to the south, far reaching views
- Within Adopted Allocation, Monkerton/Hill Barton - Residential & Employment
- Subject to Planning Offers Invited

white line denotes approximate boundary

**KLP**  
**KITCHENER**  
LAND AND PLANNING



## THE LAND – EX1 3RJ

The land comprises a rectangular shaped greenfield parcel extending to approximately 0.23 ha/0.57 acres with an existing access onto Gipsy Hill Lane, immediately opposite Sybil Mead Road. The land has a gentle fall to the south and offers far reaching views.

The east boundary is denoted by established residential development, the south and west boundaries by an existing but in poor condition post and wire fence whilst to the north is a mature hedge beyond which is Gipsy Hill Lane, a public highway.

A recent residential development has been constructed on the north side of Gipsy Hill Lane. To the south of the parcel and at a lower level is a recently constructed office block.

The land offers good potential, subject to planning, to construct a number of residential dwellings on the fringe of an established residential area.

## LOCATION

The land is located in the Monkerton area of Exeter, east of the city centre. The local area offers a range of local services and amenities including Monkerton Primary School and the B2 bus route.

Junction 29 of the M5 motorway is just a short drive away, Pinhoe train station is c.750M to the north offering local and mail line services.

## PLANNING & TECHNICAL

The land is situated within the Monkerton/Hill Barton area, which has a

strategic allocation for residential and employment, forming part of the Local Plan for Exeter, Core Strategy; this plan was adopted on 21 Feb 2012.

The Draft Exeter Plan 2021-2041, Publication Plan Regulation 19, was published 12 December 2024. Under Housing Allocations para 6.12, it states that housing development on windfall sites and residential gardens within the urban boundary will be supported subject to consideration of all relevant policies in the development plan. Once adopted, this plan will replace the current planning policies in the Core Strategy (adopted 2012) and the Local Plan First Review (adopted 2005).

No development enquiries have been made of Exeter City Council nor have any representations been made promoting the land or applications submitted for residential development.

We have not undertaken any drainage, services, ground, etc enquiries, interested parties will need to make and rely on their own investigations.

## METHOD OF SALE

For Sale by Private Treaty - Subject to Planning offers invited

## VIEWING

By appointment with KLP what3words: spins.highs.types

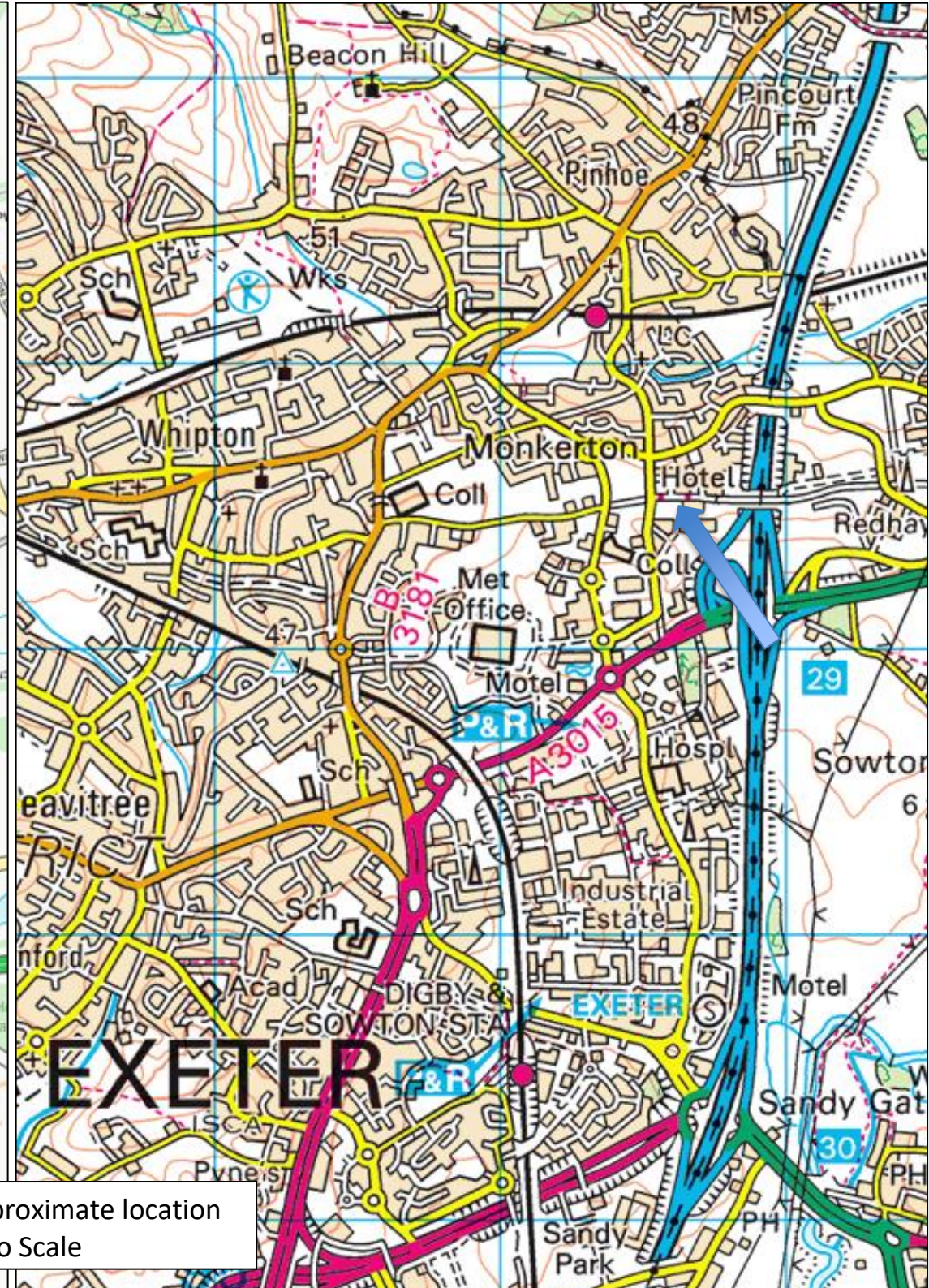
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Ref 1010/DH/R2





arrows show approximate location  
Not to Scale





existing access



from access looking east



from access looking west



view across site looking east





view across site towards existing access





view across the site looking south





view across site to the south