

# POTENTIAL COMMERCIAL DEVELOPMENT OPPORTUNITY, CLYST ST MARY, Nr EXETER



- Freehold site extending to c. 0.95 acres
- Potential (subject to planning) for 1 or 2 commercial buildings
- Subject to planning offers invited - Guide Price £175,000

*View of the land (outlined) facing south east with Hill Barton Business Park beyond*



## THE LAND – EX5 1GA

This c. 0.95 acre parcel of land is located adjacent to Axehayes Farm and directly north of the Hill Barton Business Park, just outside of Clyst St Mary in East Devon. To the north of the land is currently agricultural fields (which form part of the proposed new town settlement for East Devon), to the west there are existing offices/employment/residential property at Axehayes Farm, to the south is Hill Barton Business Park and to the east is an existing commercial building. Interested parties may wish to note that this building was approved under planning application ref. 23/1296/FUL in September 2023 for the “Erection of storage/workshop/office building and associated works to facilitate the change of use of the land to commercial”, and has subsequently been built and is occupied by Dartmoor Tree Surgeons Ltd.

An existing roadway serves the land and provides a connection to the A3052.

## CLYST ST MARY

The village of Clyst St Mary is surrounded by beautiful Devon countryside and is just a short drive from Exeter’s vibrant city centre. In a highly accessible location a short distance from the M5, the village offers a shop, pub and post office, while there is a range of retail outlets a couple of miles away on the outskirts of Exeter.

Exeter itself is consistently rated as one of the best places to live and work in the UK, Exeter offers a high quality of life in a beautiful city combining modern facilities with a sense of the past. Founded by the Romans in 55AD the city has a long and eventful history and today is home to some 130,000 people and is the country town of Devon and the heart of a travel to work area of over 470,000 residents.

## METHOD OF SALE

The freehold site is being offered for sale with ‘subject to planning’ offers invited in the region of £175,000. Please note that VAT will be charged on the sale price.

## SERVICES

The site will be sold with rights to connect into existing utility services – please contact the Agents for further information.

## VIEWING

**Strictly by appointment only** – please contact KLP to arrange a viewing.

## PLANNING

There are currently no planning approvals applicable to the site.

## AGENTS NOTE

Potential purchasers will be required to seek the vendors approval in relation to the planning consultant who they intend to instruct in regard to any planning application for the site. Alternatively, the vendor is able to provide a recommendation as to a suitable consultant should this be required. Please contact KLP to discuss this further.

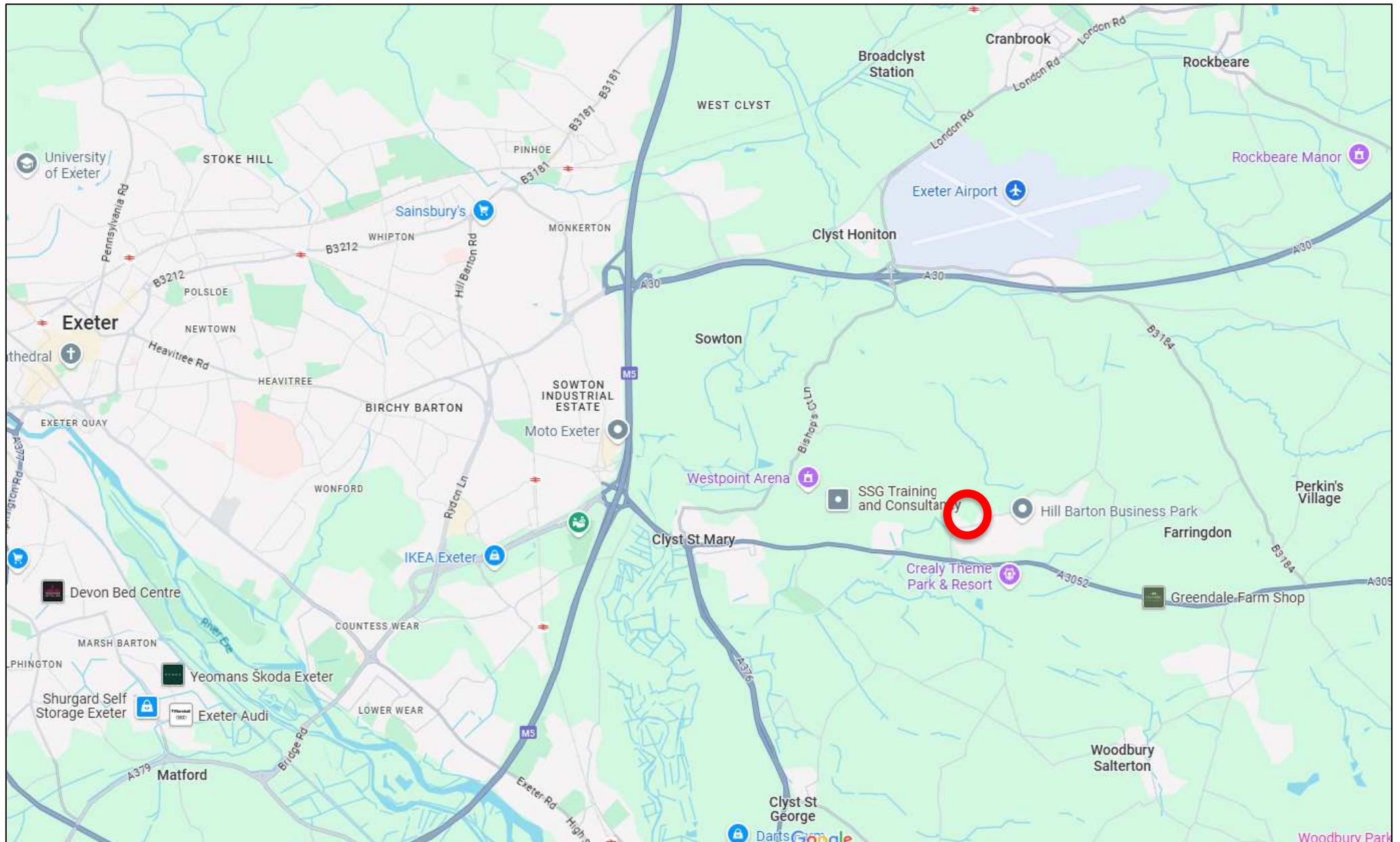
## CONTACT



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**Ref: 1062/AM**

Location Plan showing the approximate site location circled in red





Overhead view of the land with approximate boundaries outlined





View of the land facing south west  
with approximate boundaries outlined

