

DEVELOPMENT SITE FOR 9 DWELLINGS

CULMSTOCK ROAD, HEMYOCK, EX15 3PA



- Offers invited
- Outline planning permission granted

View overlooking the site (approximate boundary outlined)

KLP
KITCHENER
LAND AND PLANNING

THE SITE – EX15 3PA

This development site which extends to approximately 1.73 acres is located to the north of Culmstock Road in Hemyock, adjoining the settlement boundary and is currently an undeveloped grassed field. Outline planning permission was approved on 16th September 2026 for the development of nine dwellings with all matters reserved except for access. The indicative site layout plan which accompanied the application envisages a mixture of 3 and 4 bedroom detached dwellings on spacious plots and with off road parking/detached garages. The proposed access will be via an existing entrance (with works to include the improvement of visibility on the site frontage) off Culmstock Road.

Potentially interested parties should note the requirements re marketing of the plots within the S106 agreement, and comments in the 'Method of Sale' paragraph below.

HEMYOCK

The picturesque village of Hemyock is set amid the beautiful rolling countryside of the Blackdown Hills on the Devon/Somerset border in a region recognised as "An Area of Outstanding Natural Beauty". The village is the largest in the Blackdown Hills and has a rich and varied history with a strong tradition of local farming. It is positioned within easy reach of the M5, A30/A303, Exeter (30 miles), Tiverton (13 miles) and Taunton (11 miles).

The sites location on the edge of Hemyock means that there are a range of facilities within a short walk from the site - existing footpaths along Culmstock Road and Summer Close provide access to the centre of the village where The Catherine Wheel public house, St Marys Church, post office, village hall, surgery and recreation ground are all located. There are a range of recreation facilities within the village including a bowling club and sports pitches/courts. Hemyock Primary School is located just 200m from the site to the south and accessed via Logan Way and the village is within the catchment for Uffculme Secondary School which has a record of exceptional academic achievement.

PLANNING, S106 , BNG & CIL

Mid Devon District Council granted outline planning permission (ref. 25/00881/OUT) on the 16th September 2026 for the development of up to 9 self or custom build dwellings, with all matters reserved, other than the point of access. A S106 agreement accompanying the approval requires contributions towards Public Open Space (£30,477.15), Off Site Affordable Housing (£162,000.00) and Secondary Transport (£3,706.00) plus monitoring fees totalling £5,770.00. A planning & technical information pack which includes copies of all relevant documents and the S106 agreement is available from KLP on request.

With regard to BNG, there is a requirement to provide a 10% gain which has been identified as comprising 2.6 habitat units and 0.57 hedgerow units – however, credits for these have already been secured by the vendors. There is no adopted CIL charging policy in Mid Devon.

SERVICES

Interested parties are invited to contact KLP who can provide utility information as part of the Planning & Technical pack.

METHOD OF SALE

The site is offered for sale by private treaty – with offers invited. Potential purchasers should note the terms of the S106 agreement, which stipulate that in the event of no disposal of the site to a Custom Build Housing Enabler within 12 months of marketing, or should an Enabler fail to sell self build plots within a 12 month period from acquiring the site, then the requirement for the site to be self/custom build plots is removed. Please contact the Agents to discuss this further.



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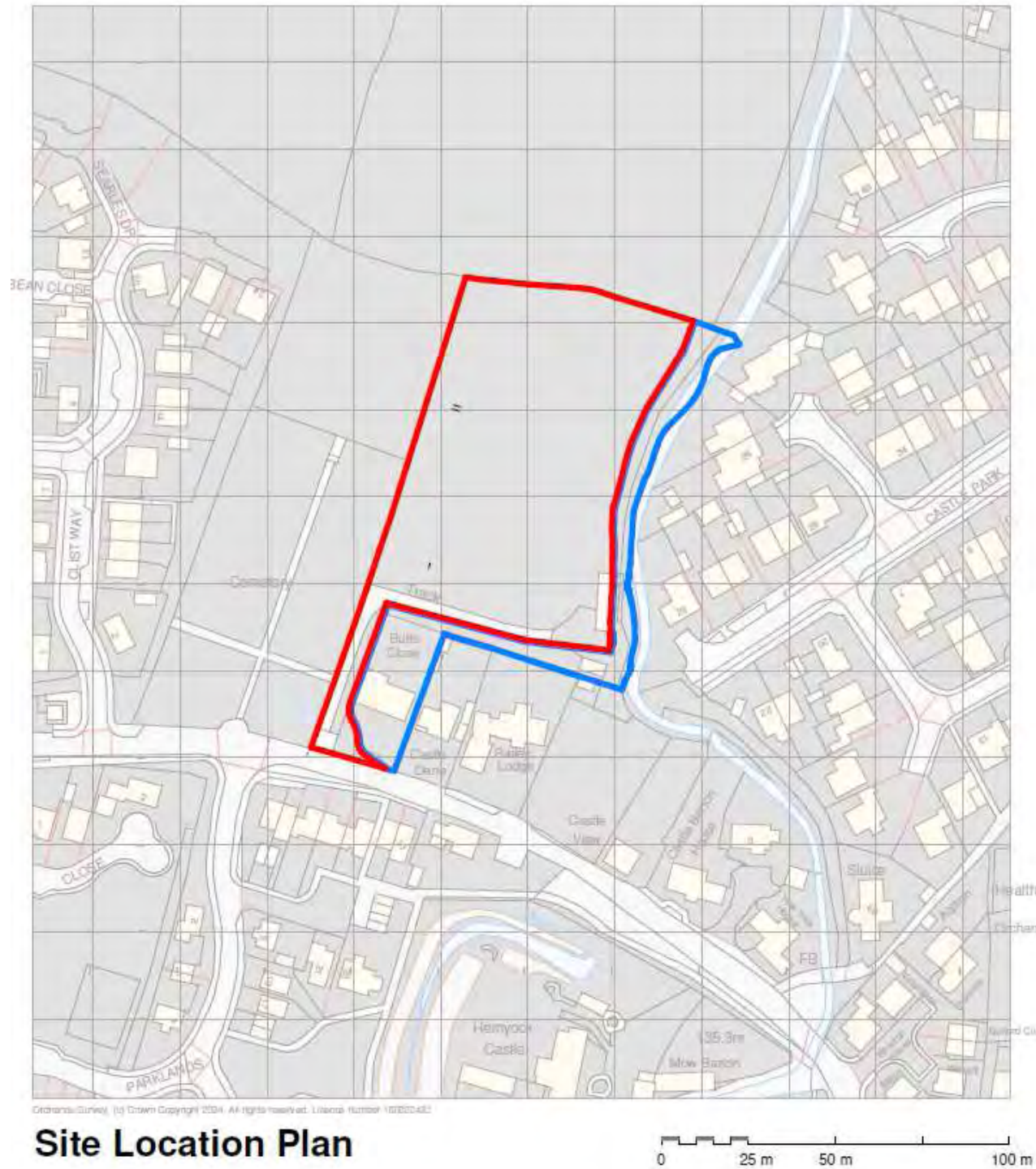
Ref: 1091/AM/AK

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.



Aerial view of the site with the approximate boundary outlined

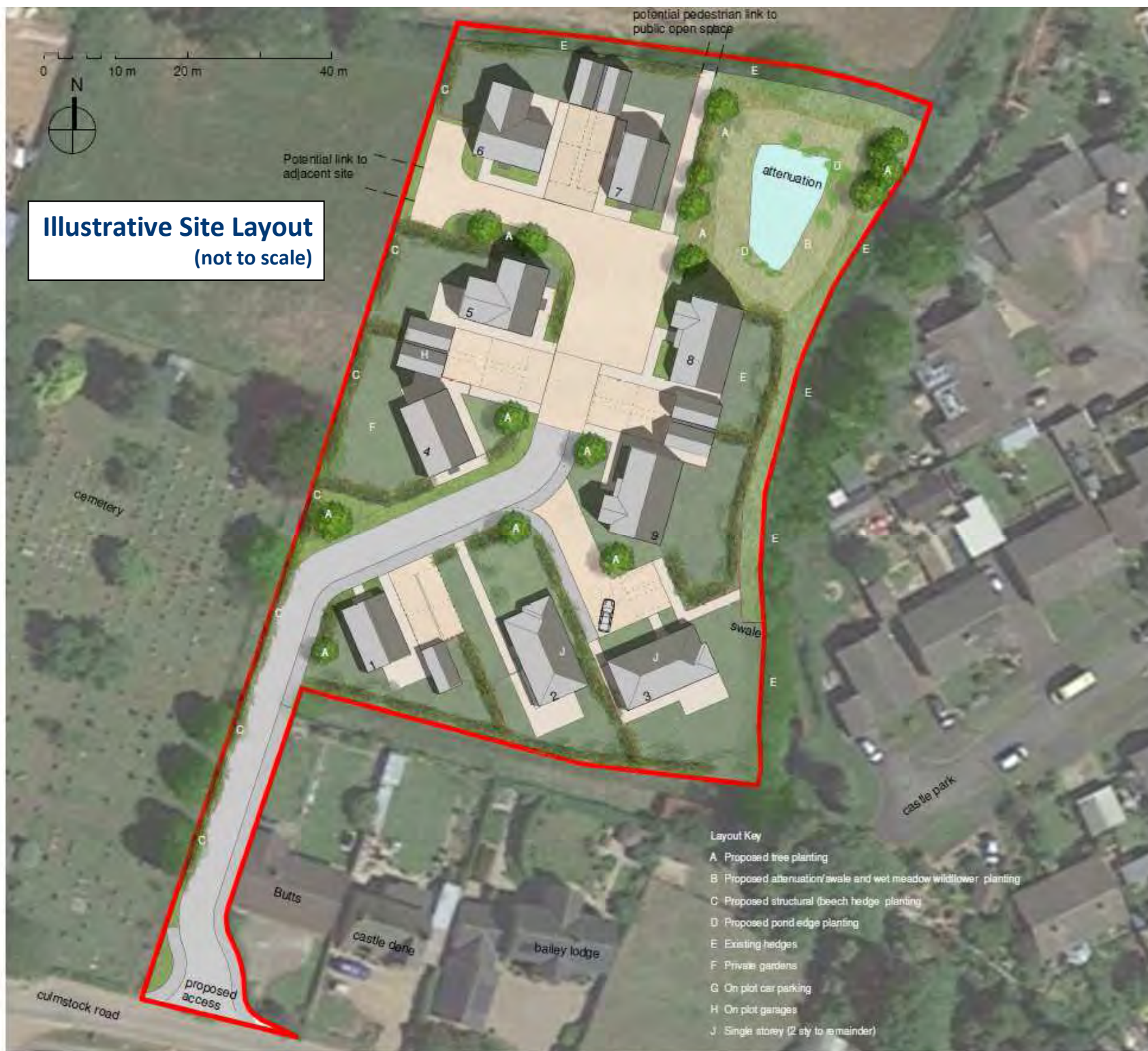
Site Location Plan (not to scale)



Site Location Plan

0 25 m 50 m 100 m





Contractors to check all dimensions on drawings.
Any discrepancies must be reported to KTA Architects Ltd on the instant.
attribution before proceeding.
Do not scale except for planning purposes, work to figured dimensions.
A File Consultant must be appointed for this project. KTA drawings & activities to be
read in conjunction with the File Consultant File Strategy Report.
The File Strategy Report, taken possession over any KTA drawing or sheet, de 6 any
discrepancies should be brought to KTA's attention.
This drawing must be read in conjunction with all relevant consultation drawings.

This drawing is © KTA Architects Ltd.

Revision Schedule:

Rev	Date	Description	Draw/ Check

Plot	Beds	Storeys	Garage
1	3	2	Single
2	3	1	Surface
3	3	1	Surface
4	4	2	Single
5	4	2	Single
6	4	2	Single
7	3	2	Single
8	4	2	Single
9	4	2	Single

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Project:
Hemyock

Title:
Proposed Illustrative
Layout - Self or Custom
Build

Asht	Chk by	Scale
as	as	1 : 500 @ A3

Project	Status
2303	Planning

Drawing number
2303-KTA-ZZ-ZZ-D-A-107

UNP 027-014-04/12/2022

9/1/2022 11:00:00 AM



View overlooking the site (approximate boundary outlined)