

DEVELOPMENT SITE FOR UP TO 60 DWELLINGS

UFFCULME, MID DEVON, EX15 3BP

Aerial view of the site with approx. boundary shown

- OUTLINE PLANNING PERMISSION FOR UP TO 60 DWELLINGS
- APPROX. 3.49 HA / 8.62 ACRES

FOR SALE BY INFORMAL TENDER
FRIDAY 22ND JULY 2016

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THE SITE - EX15 3BP

This is a fantastic opportunity to acquire a 3.49ha (8.62 acres) development site with outline planning permission for up to 60 dwellings situated on the south western edge of this popular village just to the west of The Blackdown Hills (AONB). The site is ideally located for both village life and great communication links to the nearby M5, being approximately midway between the Exeter and Taunton M5 junctions with access at either Cullompton or Tiverton junctions, and the mainline railway station approximately 3 miles distant at Tiverton Parkway. The site is relatively level from south west to north east with a gradual fall from the road along the north west boundary down to the mill leat to the south east where one of the proposed open spaces will be located, as illustrated on the feasibility site layout plan.

UFFCULME

The Mid Devon village of Uffculme is situated in a beautiful rural location on the upper reaches of the River Culm. It is in an ideal location being c. 2 miles from the M5 and a main line train station, c. 5 miles from Cullompton, c. 7 miles from Tiverton and c. 17 miles from both Exeter and Taunton motorway junctions. The National Parks at Exmoor and Dartmoor are also within reach, as is the south coast for kayaking and sailing and the north coast for surfing. With both regular and special events, clubs and groups, there is always something happening in Uffculme to suit toddlers, teenagers and everyone of all ages and interests. The population in the 2011 census was 2,974.

Historically, Uffculme was a significant part of the Westcountry's wool industry, reaching its height in the middle of the 18th century when large quantities of Uffculme serges were exported to Holland by the Tiverton merchants. Coldharbour Mill, the last woollen mill to operate in the village, was built in 1799 by Thomas Fox and in 1983 it was opened as a working museum. Today the village offers a tranquil rural setting combined with easy access to centres of business and employment.

The village has both a comprehensive secondary school, rated 'outstanding' by OFSTED, and a primary school, and it has other amenities including public house (The Ostler), 3 churches, some shops a take away, a vet's surgery, library, Co-op and post office / general stores.

PLANNING & TECHNICAL

Outline planning permission was granted via appeal (Ref.APP/Y1138/W/15/3025120) on 11th April 2016 following a refusal of planning application (Ref.15/00108/MOUT) by Mid Devon District Council on 23rd April 2015, for up to 60 dwellings with access onto Uffculme Road, with all other matters reserved for future consideration, on land west of Harvesters, Uffculme Road, Uffculme, EX15 3BP.

There is a Section 106 legal agreement which includes an education contribution of £2,736.15 per dwelling (indexed linked) to be used towards educational facilities in Uffculme, on site public open space and SUDS (a scheme to be submitted to and approved in writing by the District Council) and 35% affordable housing.

A phase 1 land assessment was carried out as part of the planning process and a further intrusive ground investigation report has been commissioned by the vendors and is anticipated to be available at the beginning of July and will be assignable to the eventual purchasers.

Awcock Ward Partnership has also been commissioned to liaise with South West Water in relation to the capacity survey and evaluation of the public foul sewerage network to identify whether any improvements are necessary to accommodate this development.

A full technical pack including copies of the planning papers, permissions, S106 agreement, utility information, topographic survey, ground report, etc is available from the agents.

METHOD OF SALE

Offers are invited for this freehold property by informal tender by midday on Friday 22nd July 2016, with offers addressed to the agents and marked "Informal Tender - Uffculme".

VIEWING

In the first instance please contact the agents to arrange access.

AGENTS NOTE

The vendor does not intend to charge VAT on the sale.

CONTACT

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FEASIBILITY SITE LAYOUT PLAN





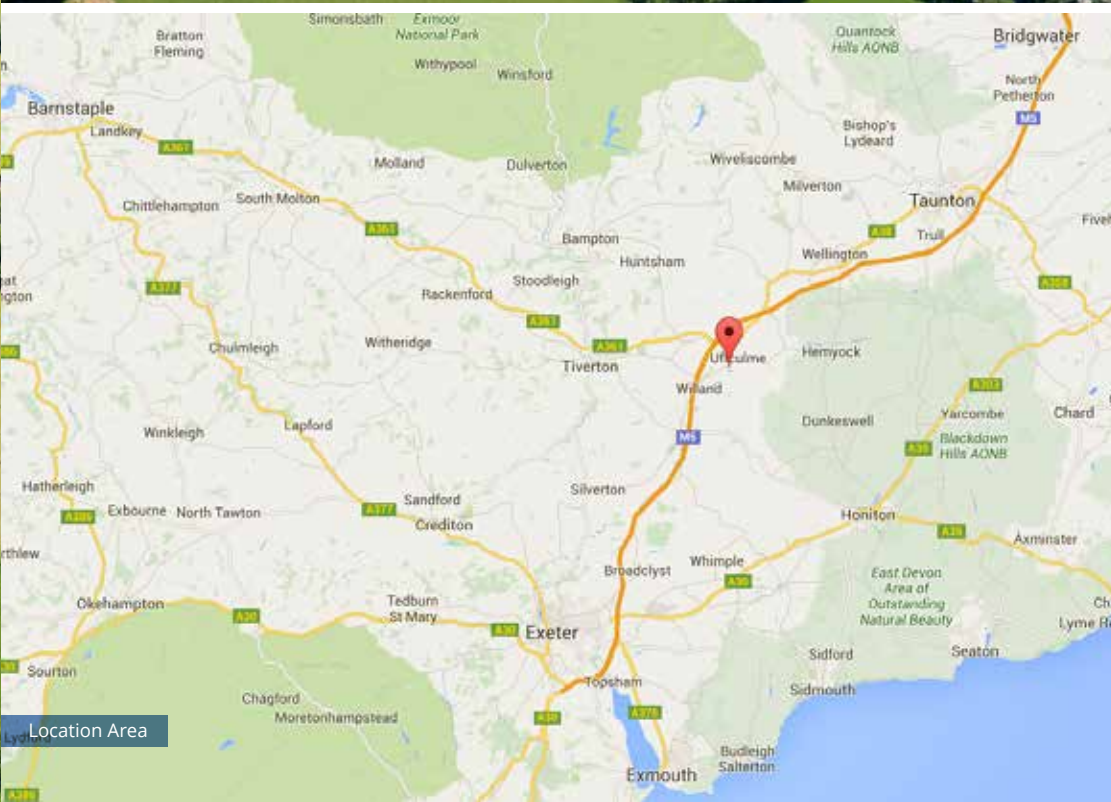
Aerial photograph with approximate outline of site illustrated



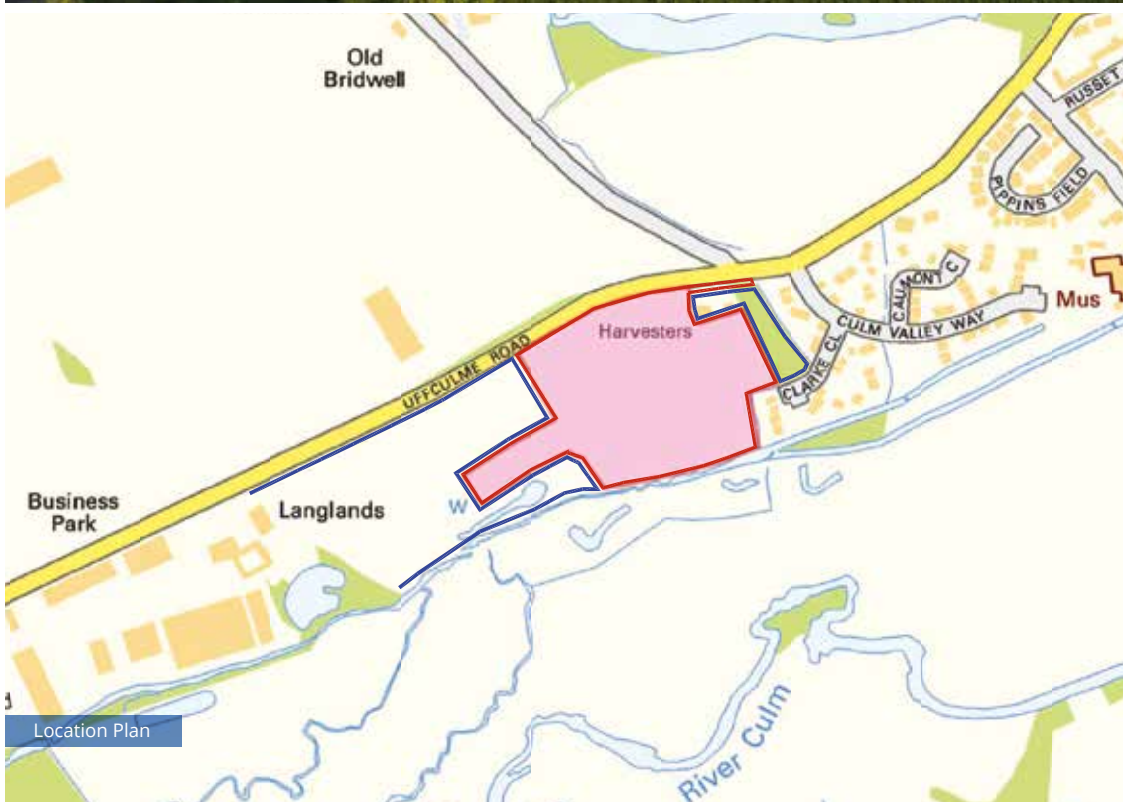
Aerial photograph with approximate outline of site illustrated



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Location Area



Location Plan



Aerial photograph with approximate outline of site illustrated