

PRIME RESIDENTIAL DEVELOPMENT LAND

ST BRIDGET NURSERY, OLD RYDON LANE, EXETER, EX2 7JY



Aerial photograph showing approximate site boundary

- 13.29 Hectares (32.84 acres)
- Outline Planning Permission Granted For Up To 350 Dwellings

FOR SALE BY INFORMAL TENDER ON FRIDAY 3RD JULY 2026

KLP
KITCHENER
LAND AND PLANNING

THE SITE

This property is probably the largest and pre-eminent remaining green field residential development site in Exeter. At 13.29 hectares (32.84 acres) it encompasses the former St Bridget Nursery, Old Rydon Lane property being a mix of predominantly open land and a range of buildings used for retail, storage and plant production along with a detached house and two detached bungalows. A detailed floor schedule amounting to 10,378 sq m (111,690 sq ft) is included in the technical pack.

The land is generally gently south sloping with distant views along the Exe Estuary towards Exmouth and west across the Exe Valley towards the Haldon Hills.

Existing access is via considerable (700m approximately) frontage to Old Rydon Lane one of Exeter's best residential addresses which in turn borders the extensive landscaped grounds of The Exeter Golf and Country Club.

With easy access to a wealth of facilities including leisure, retail, employment, transport and healthcare this is a truly exceptional development opportunity.

EXETER

Exeter is a thriving cathedral city with a current population of about 140,000 residents, offering an attractive blend of heritage, connectivity and modern amenities. Exeter's vibrant centre provides extensive shopping, dining, and leisure options, while the historic Quayside offers scenic riverside walks and outdoor activities. The city benefits from excellent transport links, including direct rail services to London, proximity to the M5 and convenient access to Exeter Airport, which provides domestic and international flights. With reputable schools, the University of Exeter and abundant green spaces, Exeter delivers a highly appealing lifestyle for families and professionals, enhancing the desirability of any major residential development in the area.

PLANNING

Planning permission was granted on appeal for demolition of existing buildings and phased development of up to 350 dwellings by decision reference APP/Y11110/W/24/3350940 issued on the 30th January 2025. Planning condition number 2 allows 5 years for the submission of Reserved Matters.

By way of background the land was allocated for development in the Exeter Local plan adopted in 2012 but continued to operate as a nursery and garden centre. An application for development of up to 350 dwellings was submitted in April 2022 and permission granted in July 2023 but then challenged and quashed in February 2024 and remains extant with the City Council to determine. In December 2023 a duplicate application was validated and appealed for non-determination leading to an approval being issued on appeal after an inquiry in January 2025. This approval was also challenged but the High Court judgement dismissed the challenge and upheld the inspectors decision to allow the appeal.

S106

A section 106 agreement was signed on the 18th December 2024 which provides for affordable housing at a local plan policy rate of 35% of dwellings constructed. Financial contributions (index linked) are listed as a council monitoring fee of £7,595, a GP surgery contribution of £584 per dwelling, an Exe Estuary Habitat Mitigation contribution of £1,617.55 per Affordable Dwelling, a DCC TRO contribution of £15,000, a travel plan contribution of £300 per dwelling and a SEN contribution of £720.83 per Qualifying Dwelling (two or more bedrooms).

TECHNICAL

A technical information pack is available from the agents by request. This pack contains planning papers, reports, GI information, utility reports, topographical survey and existing floor space schedule.

AGENTS NOTE

The agents highlight that the potential exists for the developer to make use of VBC and CIL allowances and a note regarding this is included in the pack. As part of the sale the vendor will require a vehicular access to be provided to the rear of the property Weir View which is being retained and is outside the area covered by the planning permission.

METHOD OF SALE

The land is offered for sale by way of informal tender with a closing date of midday on Friday 3rd July 2026 with offers invited in writing addressed to the agents.

VIEWING

Please contact the agents as viewing is strictly by appointment only.



Andrew Kitchener – REF: 25/AJK/1

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- Application boundary
- Existing trees retained
- Proposed tree planting
- 1 Vehicular access from Rydon Lane
- 2 Entrance and arrival space
- 3 Primary route
- 4 Central open space
- 5 North south green connections - with integrated surface water attenuation features
- 6 Areas of Landscape buffer and acoustic barrier
- 7 Pedestrian and cycle connections/routes
- 8 Pedestrian / cycle connection to the existing cycle route and bridge along Rydon Lane (A379)
- 9 Surface water attenuation features
- 10 Areas of POS
- 11 Area of formal/informal play
- 12 Parkland edge development
- 13 Development holding key corners and fronting the primary routes and open space
- 14 Potential for north-east connection to adjoining land
- 15 Secondary vehicular exit/entrance points
- 16 Weir View house and associated grounds - with access from Old Rydon Lane retained

ILLUSTRATIVE LAYOUT



St Bridget Nursery, Exeter		A
Illustrative Layout		RJD/DH
200909 L 02 01	11250 @ A1	Jan 2022

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Drawing Status Planning

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AERIAL PHOTOGRAPH SHOWING APPROXIMATE SITE BOUNDARY



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