

PRIME RESIDENTIAL DEVELOPMENT LAND

ALPHINGTON, EXETER, DEVON, EX2 8TZ

View over the land looking North

- TWO SEPARATE LOTS
- WEST LOT 4.1 HECTARES (10.13 ACRES) APPLICATION FOR UP TO 116 DWELLINGS
- EAST LOT 8.07 HECTARES (19.94 ACRES) APPLICATION FOR UP TO 234 DWELLINGS

FOR SALE BY INFORMAL TENDER ON FRIDAY 26TH JULY 2019

nps group

KLP
KITCHENER
LAND AND PLANNING

THE LAND

The joint agents are pleased to be able to offer this attractive prime greenfield residential development opportunity being one of the largest remaining undeveloped but allocated development sites in Exeter. The land is being offered for sale by informal tender on a subject to planning basis in accordance with the details below. Offers are invited for each of the two lots subject to the grant of the existing outline planning applications.

The successful purchaser(s) will be invited following exchange of conditional contracts to engage in the planning process through the production of layout plans and meetings with planning officers etc to support the applications with the contract(s) becoming unconditional on the grant of permission.

THE WEST LOT

Extending to approximately 4.1 hectares (10.13 acres) of open land between Chudleigh Road and Shillingford Road from which a new vehicular access will be created. This land lies to the south of existing residential development in Veitch Gardens and Royal Close and to the north of Markham Lane. The land is generally gently north sloping offering attractive views towards the city and is currently subject to a planning application for up to 116 dwellings.

THE EAST LOT

Extending to approximately 8.07 hectares (19.94 acres) of open land between Chudleigh Road and Dawlish Road both of which will provide points of access. This land lies to the south of existing residential development in Steeple Drive, Pulpit Walk, Lichgate Road and Tower Walk. The land is gently north sloping towards Dawlish Road and offers attractive views towards the city and is currently subject to a planning application for up to 234 dwellings.

EXETER

Consistently rated as one of the best places to live 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 county town of Devon and the heart of a travel to work area of over 470,000 residents.

The city has a full range of facilities, a modern shopping centre, historic buildings, prestigious university and excellent communications links by road, rail and air.

PLANNING

The land offered for sale forms the major part of an allocation for up to 500 dwellings in the Exeter City Councils Core Strategy Development Plan adopted in February 2012. Subsequent to the allocation the land was subject to two separate but simultaneous outline planning applications by the owners in June 2015, the West Lot under application 15/0641/OUT and the East Lot under application 15/0640/OUT. Although in outline form with all matters reserved other than access the West application was for up to 116 dwellings and the East application was for up to 234 dwellings.

Both applications were presented to Exeter City Councils planning committee in December 2018 and were recommended for approval by planning officers however the planning committee resolved to defer the decision. The officers report to committee included in the technical pack gives details of the proposed 30% affordable housing and financial requirements for the necessary S106 agreement.

The planning authority are now seeking layout plans to support the planning applications prior to their determination. The vendors wish to work with the selected purchaser(s) on a conditional contract basis and invite them to produce layout plans in support of any bid proposal.

TECHNICAL

A full pack of technical information including the required form of tender is available from the joint agents.

METHOD OF SALE

The land is offered for sale by way of informal tender on a subject to planning basis as described with a closing date of midday on Friday 26th July with offers submitted by completion of the form of tender in the technical pack and delivered to the County Solicitor, Room G23, County Hall, Topsham Road, Exeter, EX2 4QD. Offers should be in sealed plain envelopes accompanied by supporting layout plans and marked "OFFER FOR LAND AT ALPHINGTON – NOT TO BE OPENED UNTIL AFTER 12 NOON ON FRIDAY 26TH JULY 2019". It is not intended to charge VAT on the sale of the land.

Offers should be for the West or East Lot – or both, but in which case separate offers for either lot must be specified. Facsimile and email offers will not be considered and the vendors reserve their position not to accept the highest or any offer.

It is likely following the tender process that time will be needed to request any clarification necessary or carry out an evaluation process that may involve interviews with individual parties.

VIEWING

Strictly by appointment to make arrangements for a viewing as the land is farmed.

CONTACT



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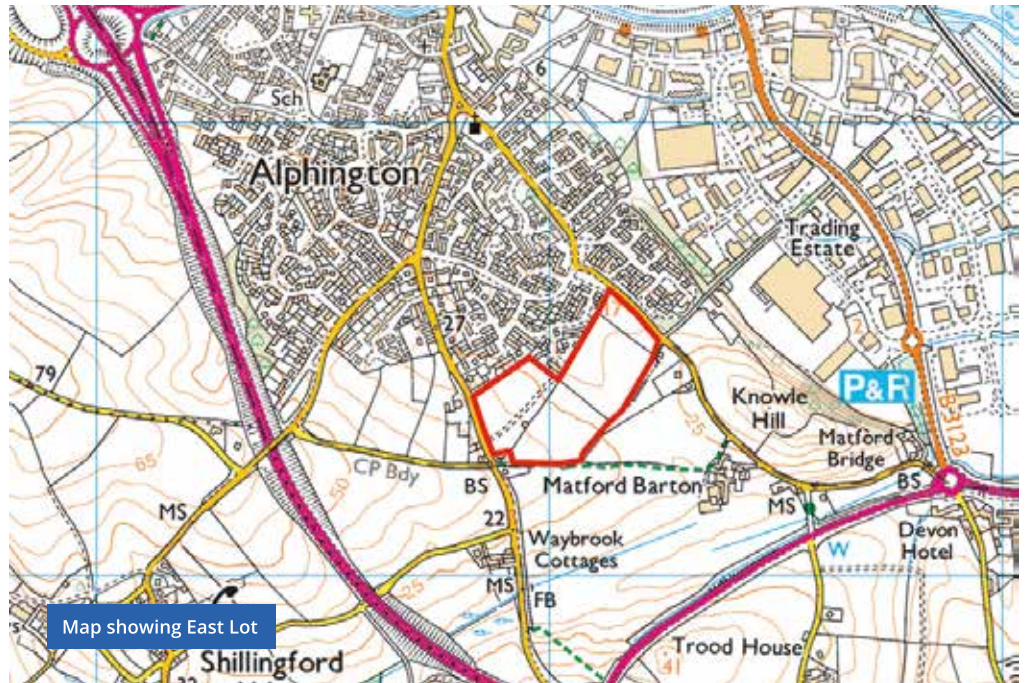
View across East Lot looking North



View over East Lot looking North East



View over East Lot looking North towards Exeter



Map showing East Lot



View over East Lot



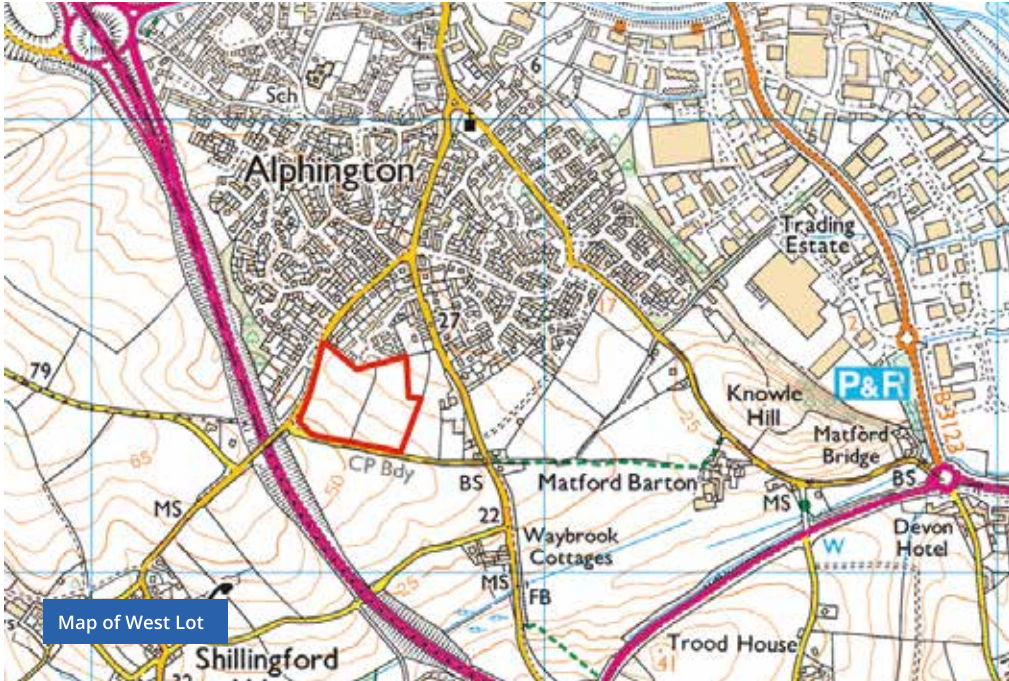
View over West lot adj Shillingford Road looking North



View over West Lot looking North



View over West Lot looking South



Map of West Lot



View over West Lot



View over the land looking South