

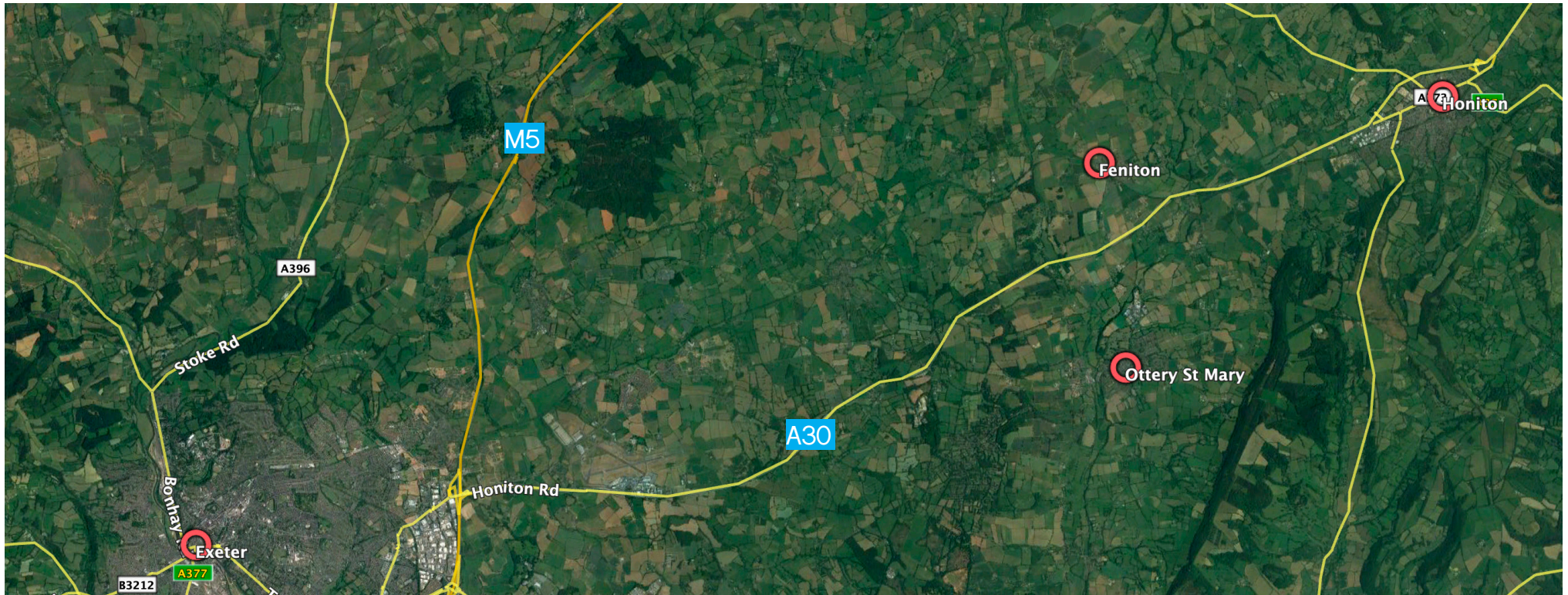
RESIDENTIAL DEVELOPMENT LAND OPPORTUNITY
LAND OFF OTTERY ROAD, FENITON

**JOHN
ALISON**
LAND & RESEARCH
EST.1990

LAND OFF OTTERY ROAD, FENITON

Strategic development opportunity available in Feniton for approximately 13.3 acres (5.4 hectares) of land.

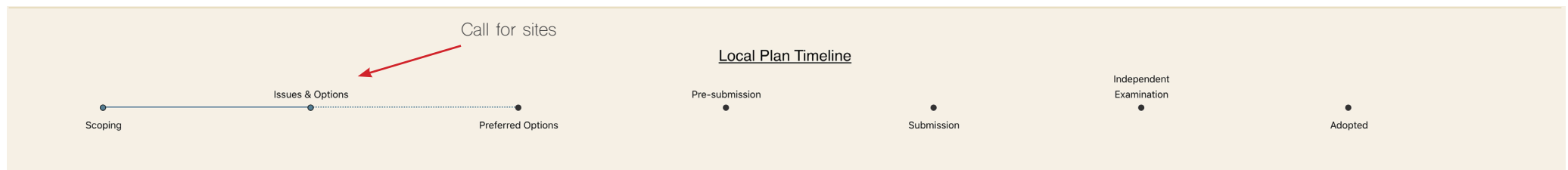
- Within the East Devon District Council Area
- The site is located just a short distance from the A30, which is under 11 miles from Junction 29 M5 and approx. 12 minutes' drive (under 10 miles) from Exeter's International Airport.
- Feniton railway station within walking distance of the site (Approx. 0.2 miles). The station is operated by South Western Railway which provides services on the West of England Main Line, to both Exeter St Davids (Approx. 20 minutes) and London Waterloo.
- The site itself sits within a natural bowl in the landscape with the land rising as you move further west.
- Approx. 3.1 miles Ottery St Mary, 5.8 miles Honiton, 13.8 miles Exeter City



PLANNING

The current local plan review had been led by the production of a joint strategic plan for Exeter – Greater Exeter Strategic Plan (GESP). This had proposed to direct the majority of housing growth along the railway corridors leading into Exeter, with those being Feniton, Whimple and Honiton. However, East Devon have now withdrawn from the GESP and are moving towards the preparation of a new Local Plan instead.

East Devon District Council is preparing a new Local Plan that is expected to ultimately replace the existing Local Plan, that covered the period 2013 to 2031, as well as replacing the Villages Plan and potentially, at a future point in time, the Cranbrook Plan. East Devon District Council are consulting the public on an Issues and Options report, which forms the first stage of preparing the new East Devon Local Plan (2021–2040). This site was recently submitted to the Call for Sites consultation which closes on 15th March 2021.



The site has been the subject of a previous speculative five-year supply planning application which resulted in a recommendation for approval by the Planning Officer. The local Authority were recommending:

- The provision of onsite affordable housing with a staircasing cap of 80%.
- The provision of on-site public open space and associated play area available for public access and managed through on an onsite management company
- The provision of onsite allotments
- The provision of land and necessary improvement works required for South West Water
- The provision of an off-site financial and land contribution for Education.
- Offsite financial contribution towards cycle network improvements

The application was refused at committee. The applicant submitted an appeal and the site was then considered by an Inspector along with two other sites in the settlement at the same appeal. One of the other sites was consented.

METHOD OF SALE

The Vendor wishes to select a partner with experience in promoting strategic opportunities, through to the realisation of planning consent. The land is being offered by way of a suitable development agreement

Interested parties are invited to submit their expression of interest and proposal by:

16:00 Friday 12th March 2021

Please submit offers in writing, sealed by recorded delivery and marked for the attention of:

Miss Sienna Barbour/ Mrs Charlotte Pink
John Alison Land and Research Limited
Unit 3 Priory Court, Poulton,
Cirencester, Gloucestershire, GL7 5JB
T: 01285 851552 / M: 07557 523917

Offers by email are acceptable and should be addressed to sienna@johnalison.com

All offers must include the following:

- Company name, address, contact name and number and email address
- Supporting information about the prospective purchaser including experience/track record
- Source(s) of funding
- An upfront premium (which may be in the form of an annual sum)
- Length of term of agreement
- Proposed share of open market value
- Minimum Land Price
- Brief details of the proposed planning strategy and estimate of promotion costs with suggested cap
- Confirmation that the successful party will make a solicitors undertaking to pay landowners reasonable professional fees (legal & agents' fees) from agreement of Heads of Terms.

The seller reserves the right not to accept the highest offer or indeed any offer.

VENDORS DETAILS



AGENT

Sienna Barbour
sienna@johnalison.com
01285 851552/07557 523917
John Alison Land & Research Ltd
Unit 3 Priory Court,
Poulton, Cirencester
Gloucestershire, GL7 5JB



SOLICITOR

Robert Drewett / Kayleigh Harrison Dunford
Kayleigh.Harrison-Dunford@wbd-uk.com
0117 989 6682
Womble Bond Dickinson
3 Temple Quay,
Temple Back East,
Bristol,

LANDOWNERSHIP & TENURE

The land is in single ownership under title number DN602296 and vacant possession will be provided upon completion. The land is subject to a 12 month FBT (February 2022).

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is offered subject to and with the existing Rights of Way, Wayleaves and Easements, whether or not specifically referred to in the particulars.

BOUNDARIES

The Purchaser will be deemed to have full knowledge of the boundaries. Neither the Vendors' or the Agent will be responsible for defining boundaries.

VAT

The Vendors' reserve the right to charge VAT in addition to the purchase price on the whole of the land on legal completion.

LOCAL AUTHORITY

East Devon District Council
Blackdown House,
Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ
Planning Policy Contact: 01395 571533/ planningpolicy@eastdevon.gov.uk

VIEWINGS

The site can be viewed at any time from the adjacent Ottery Road. Access to the land is strictly by appointment only with the Vendor's agent.



IMPORTANT NOTICE

John Alison give notice, for themselves and on behalf of the Vendors' of this property, that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only. No employee of John Alison has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchaser in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale. Photographs taken and vision document prepared December 2020.