FOR SALE
HONITON

PROMINENT FREEHOLD RESIDENTIAL DEVELOPMENT SITE





- APPROX 0.89 HECTARES **(2.20 ACRES)**
- SITE FOR UP TO **21 DWELLINGS**
- OUTLINE PLANNING CONSENT (SUBJECT TO SECTION 106) REF 23/1897/MOUT

LAND
NORTH WEST OF
OTTERY MOOR LANE
HONITON

HERRIDGE
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SITE LOCATION & DESCRIPTION

The site extends to approx. 0.89 hectares (2.20 acres) of generally level greenfield land situated in a prominent position on the northern edge of Honiton. The site will be accessed from Dairy Close on the new Mountbatten View housing development, which is currently being completed by Taylor Wimpey.

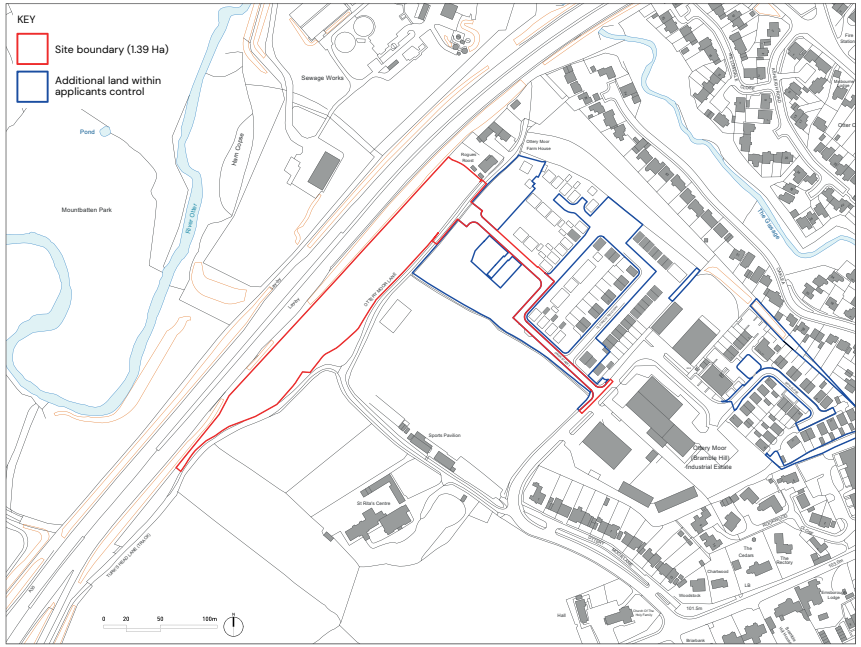
This scheme is located just off Ottery Moor Lane, which connects with High Street, one of the main routes into the town centre. The site itself is bounded by mature hedgerows and is situated close to the Mountbatten Park Sports Ground and the A30 dual carriageway.

Honiton is a popular town situated just off the A30 approx. 17 miles east of Exeter and 18 miles south of Taunton in the East Devon District Council administrative area. The town has a range of facilities including shops, primary school, doctors' surgery and town hall. There are regular bus and rail services into Exeter, with mainline rail services also available to London Waterloo.



PLANNING

The site will shortly benefit from outline planning consent ref 23/1897/MOUT for the development of up to 21 new build dwellings, with 25% affordable housing. This application was approved, subject to the completion of a section 106 agreement, by East Devon District Council at their committee meeting on 28th January 2025.



SUPPORTING INFORMATION

A technical pack including title and utility information, topographical surveys and ground investigation report, together with a copy of the draft section 106 agreement is available to interested parties. Please contact the selling agents for details.

METHOD OF SALE

Offers are invited by private treaty for the freehold interest in the site on an unconditional basis.

VAT

Any sale of the land will be subject to the addition of VAT to the purchase price.

OTHER

Under the Money Laundering Regulations, Herridge Property Consulting will require a purchaser to provide proof of identity and relevant associated documents from a purchaser prior to exchange of contracts.

VIEWING

By appointment. The site can only currently be accessed from Ottery Moor Lane, which is very narrow and without turning facilities. Interested parties are therefore encouraged to park close to Mountbatten Park and walk along Ottery Moor Lane to view the site.

CONTACT

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Important Notice: 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.

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