

# Land at Globe Hill

WOODBURY, DEVON

Prime greenfield development site with resolution to grant outline planning permission for up to 28 dwellings



Site boundary for indicative purposes only.



View east across the site

## SITE SUMMARY

- Prime greenfield development site
- Resolution to grant outline planning permission for up to 28 dwellings
- 31.2% on-site Affordable Housing
- Planning reference 23/1600/MOUT
- Desirable East Devon village location
- 5.26 acres (2.13 ha)
- Freehold interest

## WOODBURY

Woodbury is a popular East Devon village, located approximately 4.4 miles south east of the M5, Junction 30, approximately 8.4 miles south east of Exeter and 4.9 miles north of the coastal town of Exmouth.

The closest local train stations are located in the villages of Lypstone 2.9 miles to the south west and Topsham 3.4 miles to the east, providing access to Exeter St Davids. Exeter St Davids provides for a main line service to London Paddington, as well as Bristol and Taunton to the north and Truro and Penzance to the south.

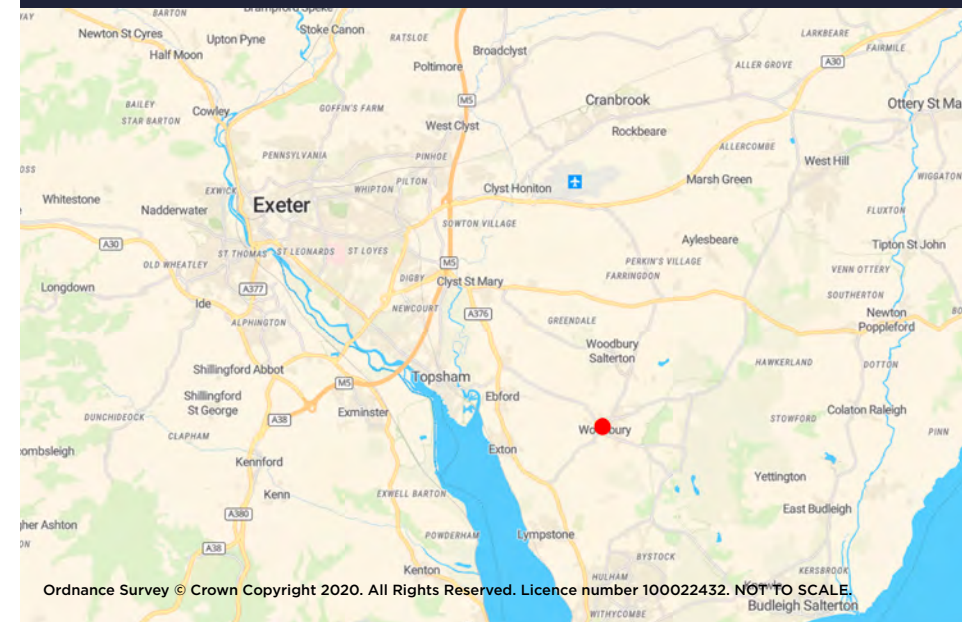
Exeter Airport is located about 5.5 miles to the north of Woodbury and provides flights to a small range of national and international destinations.

## SITE LOCATION AND DESCRIPTION

The extent of the land for sale is edged red on the site plan and the gross site area is approximately 5.26 acres (2.12 hectares).

The site is located to the east of Globe Hill (B3179) in close proximity to the village centre. Oakhayes, a Grade II listed house is situated to the north of the site, with residential dwellings in Broadmead to the east, and the Arch and the B3179 to the south.

The site currently comprises a gently sloping field accessed off Globe Hill to the west.



## PLANNING

On 24th September 2024 East Devon District Council resolved to grant outline planning permission (ref: 23/1600/MOUT), subject to completion of a legal agreement, for the erection of up to 28 residential dwellings, with all matters reserved except for access.

An illustrative masterplan for the proposed scheme is provided on the right.

## SECTION 106

The outline planning permission is subject to completion of an agreement pursuant to Section 106 of the Town and Country Planning Act 1990.

The Agreement will provide the following obligations:

On-Site Affordable Housing - 32.1% of the Dwellings shall be delivered as Affordable Housing Units and shall be occupied and disposed of as either:

- Affordable Rent to Buy Dwellings; or
- 60% Affordable Rented Dwellings and 40% Shared Ownership.

Financial Contributions - A summary of the financial contributions is provided below:

- Affordable Housing Contribution - £145,137.50
- Habitats Contribution - up to £10,293.36 (£367.62 per dwelling)

The Officer's Report To Committee is available within the technical pack as well as the draft s.106 agreement and this provides more information in relation to the draft conditions and s106 obligations.

## CIL

East Devon District Council's 2021 CIL Charging Schedule came into effect in February 2021.

The site falls under General residential development with a "2021 set Zone Rate" of £150 per sq m, and a "2025 Indexed Rate" of £176.13 per sq m.





View south across the site

## TENURE & TITLE

The site is registered under title number DN503495 and is owned freehold (title absolute).

The title registers and plans are provided as part of the technical pack and prospective purchasers are advised to make their own enquiries in relation to these titles.

## SERVICES

Search results from the utility providers, showing the location of existing services in relation to the site, are provided in the Technical Pack.

## VAT

The sellers have opted to tax and as such, VAT will be payable on the sale price at the rate prevailing at the time.

## OFFERS & METHOD OF SALE

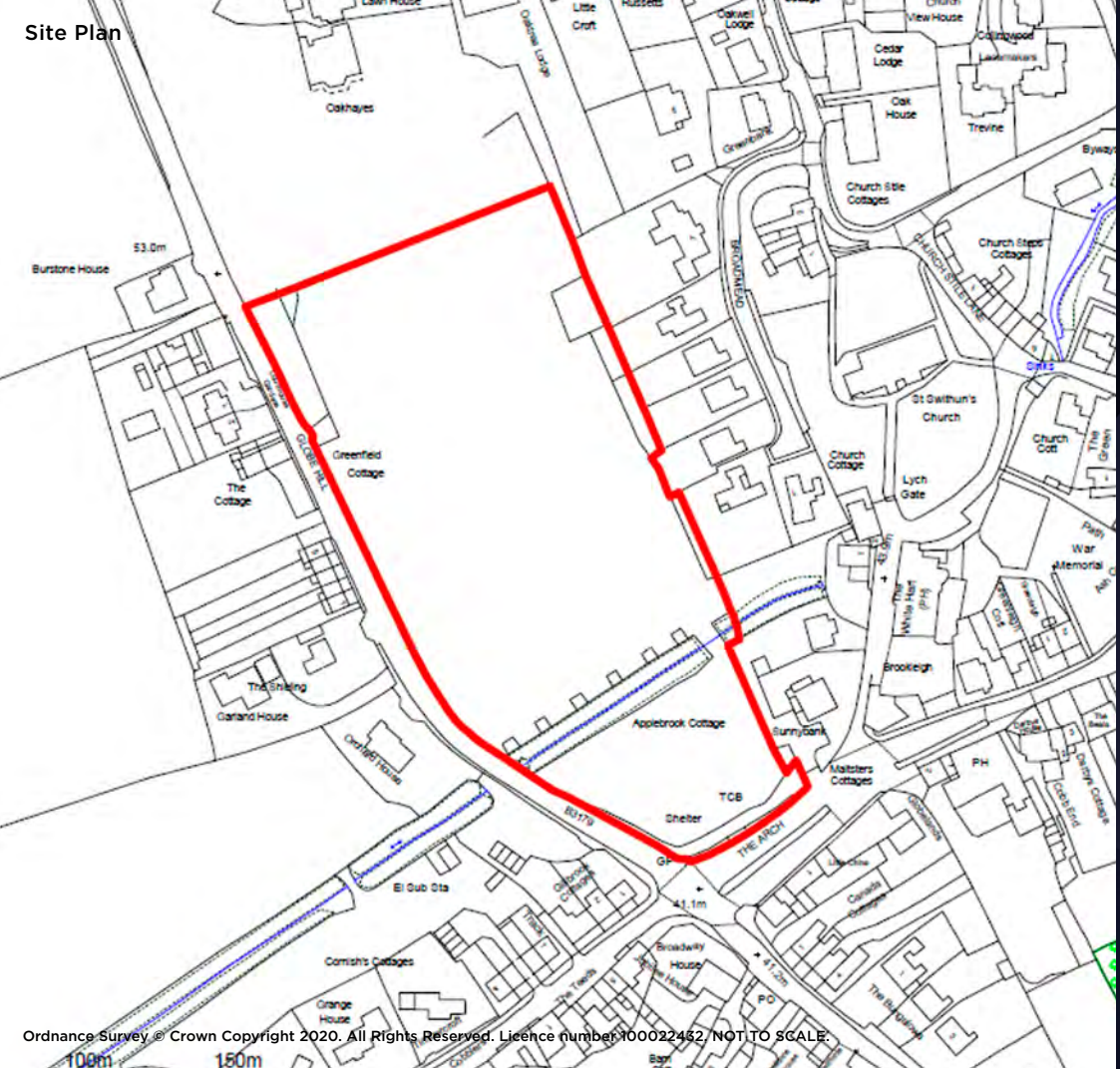
The Seller is seeking proposals from interested parties on an unconditional basis, subject to completion of the Section 106 agreement.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document, which forms part of the Technical Pack.

## LOCAL AUTHORITY

The site falls within the jurisdiction of East Devon District Council.

Exmouth Town Hall  
St Andrews Road  
Exmouth  
EX8 1AW



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Photographs taken in January 2025. 19.01.2025.NW.

**VIEWING**

The site can be viewed from Globe Hill. Access to the wider site can be arranged, strictly by appointment with the sole selling agent, Savills.

**FURTHER INFORMATION**

A Technical Pack is available, which includes:

- Location and site plans
- Land Registry title register and plan
- Site photographs
- Planning permission and supporting plans and documents
- Technical reports
- Utilities Searches
- Basis for submission of offers

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