

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land North-east of The Halfway House

Willand, Cullompton, EX15 2RF



Indicative Plan

Key Highlights

- Site area of 0.834 acres (0.337 ha)
- Excess land surplus to pub requirements
- Potential for up to 9 dwellings at the rear (STP)
- Freehold unconditional and conditional offers invited

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Location

The property comprises of land situated to the North-east of The Halfway House, located on the edge of the village of Willand, near Cullompton in Mid Devon. The subject land fronts the B3181 highway and the surrounding area is a mix of residential, business and rural land, with local amenities available in both Willand and the nearby market town of Cullompton.

Cullompton is situated in the South West of England, approximately 19 miles (31 km) northeast of Exeter and 14 miles (22.5 km) southwest of Taunton. The property benefits from strong transport links, being just over a mile from Junction 28 of the M5 motorway, providing direct access to Exeter, Taunton, and the wider national road network. Tiverton Parkway railway station is also nearby, offering regular mainline services to London Paddington, Exeter, and beyond. This location makes the property accessible while retaining a village setting with countryside appeal.

Location Map

Streetview

What3words



Site boundary for indicative purposes only

Description

The subject site comprises of a triangular parcel of land measuring approximately 0.834 acres (0.337 ha) and is positioned to the north of the pub. The land is in a lawned agricultural form which is in excess of what the pub requires to operate successfully. The indicative layout suggests utilising the existing highway cross-over and varying the existing pub car park to achieve access/egress to the plot.

Tenure

Freehold subject to vacant possession.

Planning

The site is not within a prohibitive flood zone, nor is the pub listed and it is not within a conservation area. All parties should satisfy themselves in respect of planning prospects (STP).

Local Authority

Mid Devon District Council. www.middevon.gov.uk



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Indicative scheme.

Services

Access rights to the subject land will be permitted over the pub car park as indicated within the indicative scheme above. All parties to make their own enquiries to the serviceability to the land.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Strictly by confirmed appointment with the Sole Agent Savills.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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