

PEPPER

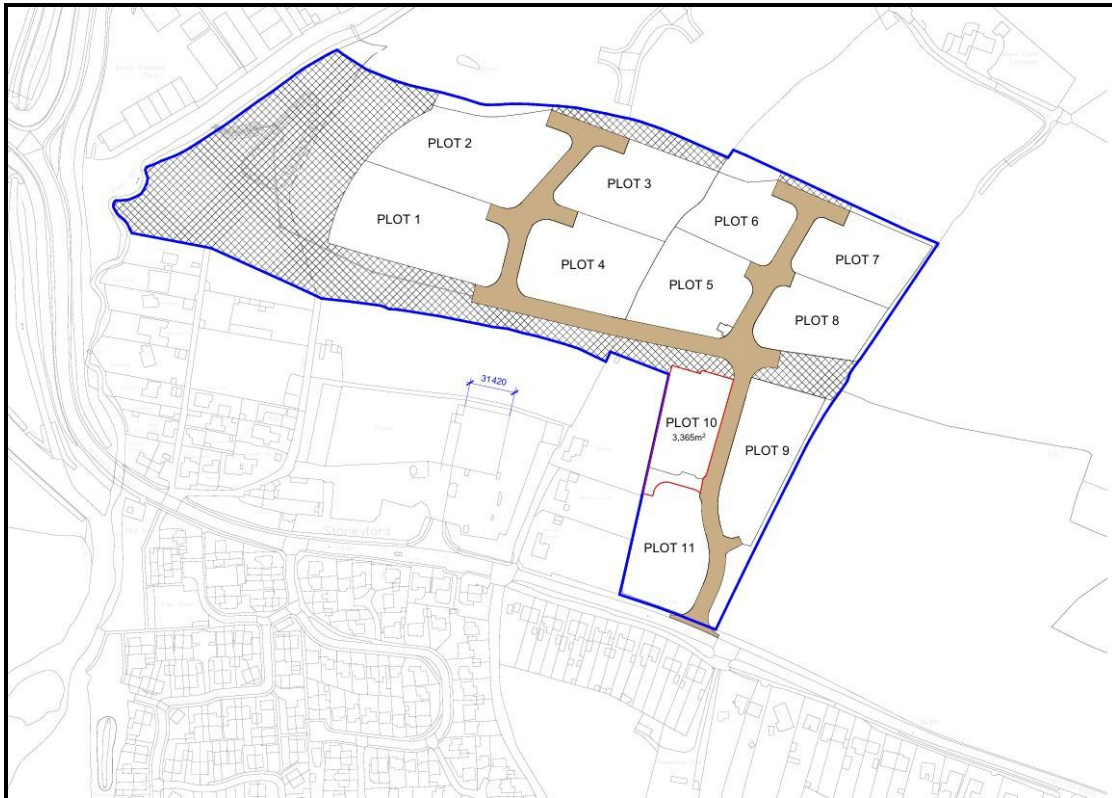
Commercial

FOR SALE

**FREEHOLD DEVELOPMENT LAND
WITH PLANNING CONSENT**

PLOT 10

**STONEYFORD BUSINESS PARK
HONITON ROAD
CULLOMPTON
DEVON
EX15 1WA**



3,365 sq.m. (0.831 Acres)

Ref 188

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The site is located immediately to the East of junction 28 of the M5 Motorway with frontage to A373 Honiton Road. Cullompton town centre is approximately 0.5 miles to the West on the opposite side of the M5.

The Stoneyford Business Park comprises a site a site of some 5.06 Hectares (12.51 acres) of net development employment land. Site 10 comprises an undeveloped section of the site along Ken Way close to the junction with the main Cullompton to Honiton Road. The entire site is in the processes of onward development with roads and services completed and some sites occupied (Wales & West Utilities & Jacobs Engineering) and others nearing completion, Vincent Tractors for owner occupiers (March 2026). Access is via a new estate road constructed by the developer directly onto the site from the Honiton Road.

PLANNING CONSENT

The entire site was granted planning consent in November 2022 application number No 20/01409/MOUT via an outline hybrid application for the erection of industrial units within use Classes E(g), B2 and B8 on 8.74 hectares of land to include green infrastructure and Full permission for the erection of 4 industrial units (Plots 5, 9 and 10) (4327sqm) Classes E(g), B2 and B8 and creation of new vehicular access, parking, detention basin and landscaping.

A copy of the planning consent is available via [Public Access - Search and comment on planning applications - MIDDEVON.GOV.UK](#)

ACCOMMODATION

Plot 10 has full planning consent for:

10 units of 95.28 sq.m. (1,250 sq.ft.) Gross Internal Area – 12,500 sq.ft.

MATERIAL START

A material start has been made on the site as a whole and this plot is sold with the full benefit of the detailed planning consent.

TERMS

The site is available for sale freehold with the benefit of the planning consent for £332,400 (£400,000 per acre)

VAT

All figures quoted are plus VAT.

LEGAL COSTS

Each party are to bear their own legal costs in the transaction.

SERVICES

Mains services are provided to the edge of the site with the exception of gas

VIEWING



Email :

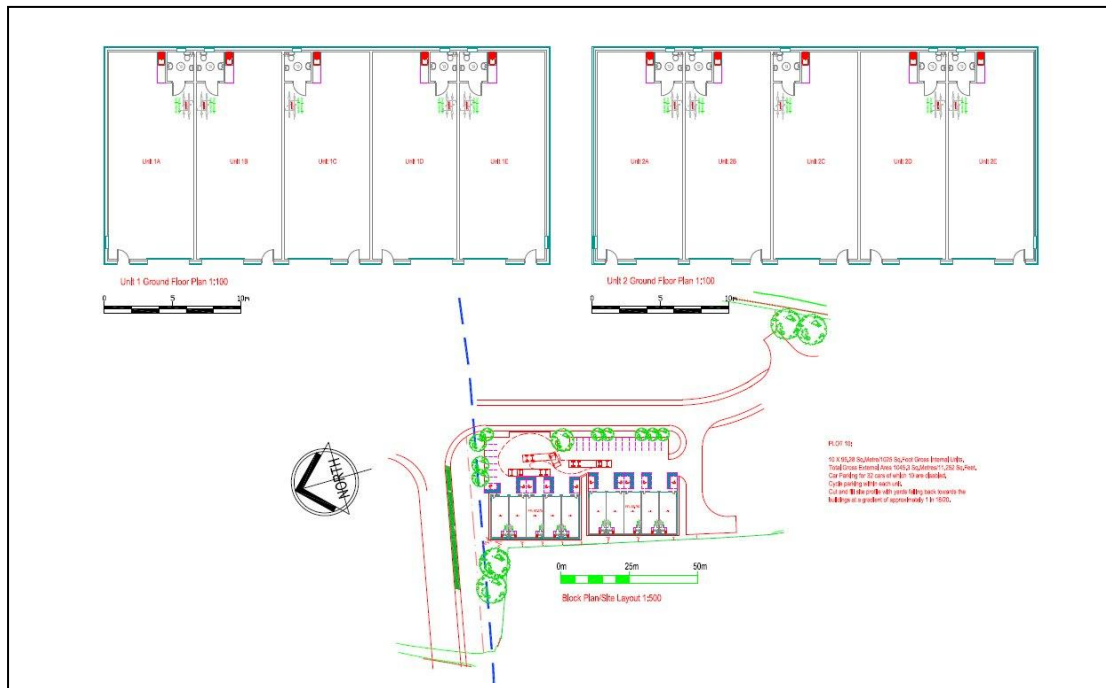
ap@peppercommercial.co.uk

07808 473248

Adam Parsons

PEPPER

Commercial



Tel: 01392 874209 Web: www.peppercommercial.co.uk
Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.