

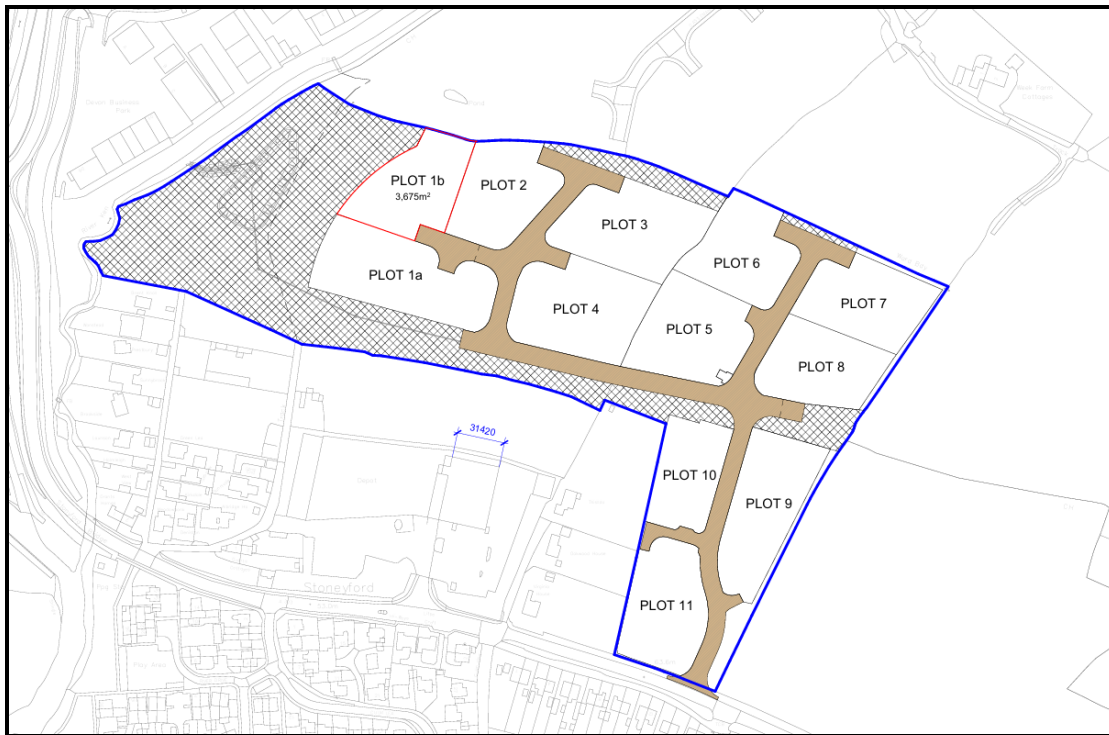
# PEPPER

Commercial

## FOR SALE

**FREEHOLD DEVELOPMENT LAND  
WITH PLANNING CONSENT  
PLOT 1b**

**STONEFYORD BUSINESS PARK  
HONITON ROAD  
CULLOMPTON  
DEVON  
EX15 1DY**



**3,675 sq.m. (0.908 Acres)**

**Ref 191**

**01392 874209**

Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

# PEPPER

C o m m e r c i a l

## 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 1a comprises an undeveloped section of the site along Blackdown Place 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](https://publicaccess.middevon.gov.uk)

## ACCOMMODATION

Plot 1b has outline planning consent for development as per the consent above

## 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 planning consent.

## TERMS

The site is available for sale freehold with the benefit of the planning consent for £363,200 (£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](mailto:ap@peppercommercial.co.uk)

07808 473248

Adam Parsons

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**Unit 5 Clyst Court, Hill Barton Business Park, Exeter EX5 1SA**

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