



alder king

PROPERTY CONSULTANTS

FOR SALE

Former Blockworks Site

The Downs, Uffculme, Cullompton EX15 3EP

Open storage site - 10.75 Acres (4.35 HA)

Location

The former Blockworks Site is situated at The Downs, Uffculme, in a strategic Mid Devon location, approximately 2 miles from Junction 27 of the M5 motorway and Tiverton Parkway railway station, providing excellent connectivity to the Southwest and wider national road and rail networks.

The site is accessed via Clay Lane and the A38, with Exeter approximately 19 miles to the south and Taunton approximately 14 miles to the north.

Uffculme village lies around 1 mile to the south of the site, offering a range of local amenities including shops, services, schools and public houses.

The nearby Hitchcocks Business Park, approximately 2 miles to the south-east, further reinforces the area's established commercial and employment base.

M5



2 miles northeast

Exeter

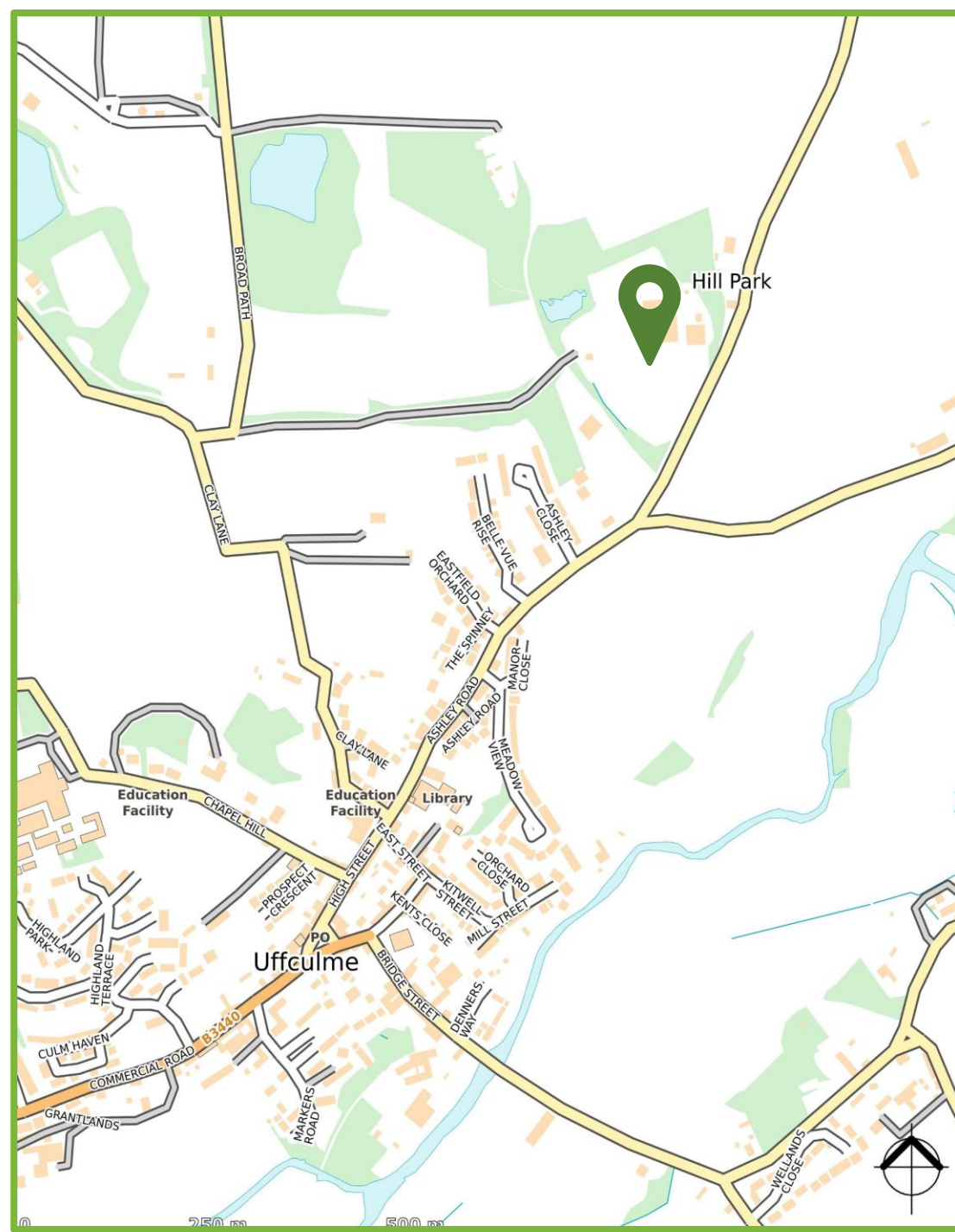


19 miles

Taunton



14 miles



Accommodation

Description

The property comprises a level industrial site that is predominantly hard surfaced, with a range of industrial buildings originally constructed for the manufacture of concrete blocks for the construction industry.

The site is well screened by mature woodland, and enclosed by a mix of metal palisade fencing, concrete post-and-panel fencing, and an earth embankment along the northern boundary.

Services

We are advised that mains water, drainage and electricity are connected to the premises. No mains gas.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning | Rates | EPC | Terms | Data Room

Planning

We are verbally advised that the accommodation has planning consent for Industrial uses. Any occupier should make their own enquiries to the Planning Department of Mid Devon District Council. Tel: 01884255255 or [Planning - MIDDEVON.GOV.UK](https://www.gov.uk/find-business-rates)

Business Rates

Interested parties should make their own enquiries to Mid Devon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. <https://www.gov.uk/find-business-rates>

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Sale Price

The freehold is offered for sale at an asking price of £2,100,000, exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Data Room

Access to the data room is available on request.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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COMMERCIAL
AGENCY



INVESTMENT



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MANAGEMENT
SERVICES



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RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.