



Topsham, Exeter

Development site with outline planning consent for up to nine dwellings

Land at Wessex Close, Topsham, Exeter, EX3 0LU

Residential development site with outline consent for nine dwellings

Offers Invited

This is a rare opportunity to create a small private estate at the edge of the highly regarded estuary town of Topsham. The level site measures approximately 1.7 acres (0.67 hectares) and has been granted outline planning consent for up to nine dwellings, with no affordable housing requirement.

DESCRIPTION

The site measures approximately 1.7 acres (0.67 hectares) and is level. It is currently a field with some established and protected trees, including a prominent central oak. The plan opposite shows an indicative scheme, accommodating the trees to be retained.

LOCATION

The site is conveniently located above the River Exe on the Eastern edge of this highly regarded area. Topsham is a picturesque and historic estuary town boasting a rich maritime heritage. It offers an excellent range of local facilities such as public houses, restaurants, churches, a doctor's surgery, swimming pool and numerous sports clubs. There are also a number of independent traders.

The area has good road, rail and bus connections to Exeter City centre and is also offers easy access to major road links and the Exeter International Airport.

Services

We understand that all mains services are currently available in the area, but interested parties should rely upon their own enquiries of the various providers.

Planning

Exeter City Council granted outline planning consent under application number 14/0525/01 for up to nine dwellings on 5th January 2015. There is no requirement for affordable housing.

Method of Sale

Unconditional offers are invited. An informal tender process may be required, dependent on the bids/level of interest received

Overage

It is possible that an overage clause will be required in the sale contract (subject to negotiation).

VAT

We understand that VAT will not be applicable to the sale price.

Legal Costs

All parties are responsible for their own legal costs incurred in the transaction.

Directions

From Exeter and the Countess Wear Roundabout, take the A31015 Topsham Road travelling east which becomes Exeter Road. Follow this on into Topsham then immediately after the road bridge turn right and then next left is Wessex Close.

Viewing

Potential purchasers may view the land without an appointment if they have a copy of these particulars in hand.

For further details or to arrange an accompanied viewing, please contact Graham White of the sole agents: -

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Property Reference

10122/gjw.



