



For Sale

Land at Padbrook Hill, Cullompton, Mid Devon, EX15 1RU
Former Golf Course with Development Potential (c. 45.46 acres)

WG Wilkinson
Grant & Co





Location

Located on the south west edge of the market town in Mid Devon, Cullompton is 6 miles south of Tiverton and approximately 15 miles north of Exeter. The site is well connected approximately 1.5 miles from Junction 28 of the M5 motorway. Cullompton has a population of 8,499 (2011 census) and the surrounding area is predominantly residential with a good amenity and within walking distance to the town centre.

Summary

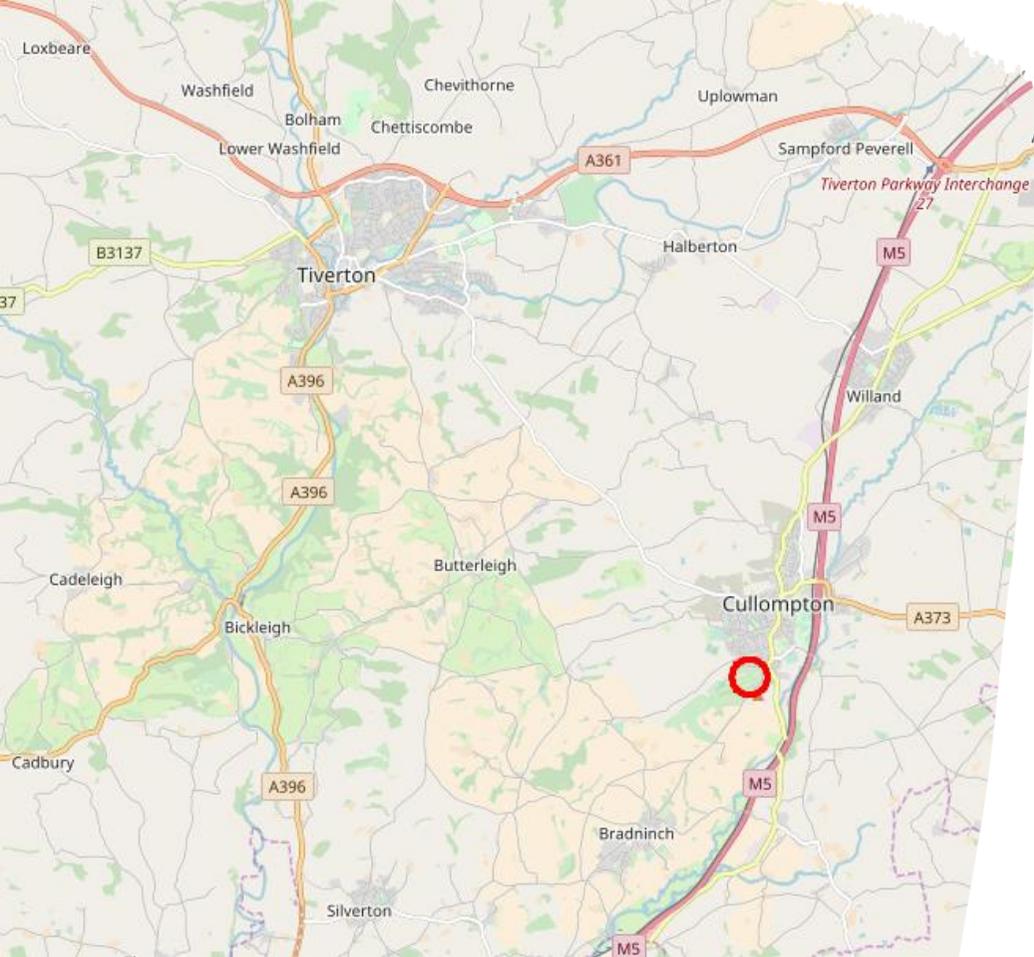
- Approx. 45.46 acres (18.40 hectares)
- Part of the former Padbrook Park Golf Course and clubhouse
- Strategic position with potential for development (Subject to Promotion & Planning)
- Adjoining the Cullompton Settlement Boundary with good road access
- Freehold with vacant possession
- Sale as whole or in parts (details below)

Description

The site extends to approx. 45.46 acres (18.40 hectares) and consists of former agricultural land, most recently used as a golf course and associated clubhouse and driving range. The remainder of the site is generally vacant, though some of the land is used for foot golf and a gym and hairdresser within the amenity building. The Padbrook Park Hotel continues to operate and is available to purchase by separate negotiation. The site generally slopes down from Padbrook Hill to the northern boundary (clubhouse). The site is currently accessed from Cullompton Hill.

Consideration will be given to disposal of the site as a whole or in parts. The approximate areas are:

- **Red:** 45.46 acres (total site)
- **Green:** 2.23 acres (Clubhouse and amenity building)
- **Blue:** (hotel- not included in sale)



Planning & Development

A supporting planning appraisal has been undertaken to form an initial view on the development options (see information pack). The site has an established use as a hotel and golf club, driving range and amenity building. A limited part of the site is within the settlement boundary of Cullompton and there would be a presumption in favour of development of this land to an alternative (most likely residential) use.

However, this land is also within Flood Zone 3 and therefore both the Sequential Test and the Exceptions Test will need to be passed. The principle of redevelopment of the clubhouse and amenity building has been agreed with the Council and a feasibility layout can be found within the Information Pack.

The site has good development potential through the redevelopment of the amenity building, promotion through the Greater Exeter Strategic Plan (GESp) and unsatisfied 5-year housing supply at present. The wider site provides an opportunity to consider larger scale and longer term development potential.

For further planning commentary and information please contact Chris Dadds on Chris.Dadds@eu.jll.com or +44 (0)139 242 9316.

Services

We are informed the site has access to all main services. Parties are advised to make their own enquiries of the supply companies in respect of their specific requirements for the development of the site.

Overage

The site is not subject to an overage provision on future development.

Tenure & Tenancies

Freehold with vacant possession on completion.





Information Pack

Further information is available from the agents including:

- Planning Statement and supporting plans
- Indicative feasibility plans
- Title information
- Flood Risk Screening
- Ecology Survey (Phase I)

Legal & Professional Costs

Each party is to bear their own costs incurred in this transaction.

VAT

Proposals should be expressed exclusive of VAT.

Sporting, Timber & Mineral Rights

The Sporting, Timber & Mineral Rights are included within the sale.

Proposals

The freehold interest is offered for sale by informal tender. No bid deadline has been set and further information regarding submission requirements can be obtained from the joint agents.

The vendors preference is for an unconditional sale for the site as a whole or in parts (not subject to an overage).

Consideration will be given to conditional, subject to planning proposals (short term agreements only).

If an offer is accepted for part only, an agreement would be required in respect of boundaries, rights of access and services to the retained land.

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Viewings

The property can be easily viewed externally from the public highway. The property is fully secured and access will need to be arranged strictly by appointment through the joint agents only.

For further information please contact the joint agents:

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