

gth



LAND TO THE WEST OF CHARD ROAD

Axminster ▪ Devon ▪ EX13 5HW

Aerial photograph taken from the east



LAND TO THE WEST OF CHARD ROAD

Axminster, Devon EX13 5HW

Residential development site with outline planning permission (OPP).

For up to 140no. dwellings and 0.8-hectares (2.0-acres) of employment land (already sold subject to contract) and associated infrastructure works.



The site extends, in total, to approximately 6.3-hectares (15.6-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue, Taunton, Somerset

TA1 2UH

01823 334466



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LOCATION

The market town of Axminster is located within the administrative area of East Devon District Council (EDDC).

Axminster has a comprehensive range of educational, ecclesiastical, employment, cultural, leisure and shopping facilities and amenities including (but not limited to): a railway station, a hospital, a leisure centre, a Co-op, a Tesco supermarket and a large selection of public houses. St Mary's Catholic Primary School, Axminster Community Primary Academy & Axe Valley Academy are all within easy reach of the site.

The town is close to three Areas of Outstanding Natural Beauty (AONBs) (Blackdowns to the West, East Devon to the South and Dorset to the East). The UNESCO World Heritage Jurassic Coast is also within close proximity of the town and is renowned for its abundance of wildlife and dramatic landscapes.

The University and Cathedral City of Exeter is approximately 44-kilometres (27-miles) west.

COMMUNICATIONS

Road - The site runs adjacent to the A358 (Chard Road) which links to the A35 to the south and the A303 to the north-west at Ilminster. Junction 25 of the M5 motorway is approximately 34-kilometres (21-miles) away.

Bus - There is a bus stop just south of the site which provides regular services to Taunton, Lyme Regis, Exeter and Weymouth.

Rail - Axminster railway station is approximately 2.5-kilometres (1.6-miles) to the south of the site. It operates regular services between London Waterloo and Exeter St David's.

Air - Exeter Airport is approximately 38-kilometres (24-miles) to the south-west of the site. It has scheduled and chartered flights to a range of national and international destinations.

SITE

The site is located on the north-eastern edge of Axminster, approximately 1.5-kilometres (0.8-miles) from the town centre.

It is bound to the north by the river and agricultural land; the A358 (Chard Road) to the east; a residential development under construction by Vistry Developments Limited to the south; and by Axminster Football Club to the west/south-west.

The site comprises agricultural land and extends to approximately 6.3-hectares (15.57-acres).

Illustrative Masterplan



For identification purposes only. Not to scale. Not to be relied upon.

This area excludes the area for the proposed Flood Lit Mini Pitch (which is owned by Axminster Football club) and the 0.8-hectares (1.98-acres) of employment land.

The site that is being offered for sale is shown outlined red on the masterplan overleaf. It is shown for identification purposes only and is not to be relied upon.

The employment land, that forms part of the outline permission, has been sold subject to contract.

OUTLINE PLANNING APPLICATION

EDDC granted outline planning permission (application number: 23/0685/MOUT), dated 1st April 2026. This is for the erection of up to 140no. dwellings, together with associated infrastructure works, 0.8-hectares (1.98-acres) of Class-E employment land and a full application for works to the football training pitch. The permission is subject to 24no. conditions.

All matters are reserved, with the exception of access.

The decision notice and section 106 agreement are available within the information pack.

PHOSPHATE MITIGATION STRATEGY

There is a phosphate mitigation strategy in the form of replacing 2no. existing septic tanks with new package treatment plants (PTP), along with the installation of 1no. chemical dosing PTP on site.

Further information is contained within the information pack.

PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises up to 140 dwellings, together with associated infrastructure works. Of these dwellings, 50% will be open market and 50% will be affordable.

The Illustrative Masterplan is shown to the left.

COMMUNITY INFRASTRUCTURE LEVY

Community Infrastructure Levy (CIL) will be payable in relation to the new additional Gross Internal Floor Area (GIFA).

LOCAL AUTHORITY

East Devon Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
Devon
EX14 1EJ
T: (01404) 515616
W: <https://eastdevon.gov.uk/>

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the majority of the site being offered for sale. It is registered with the Land Registry under title number: DN485683.

METHOD OF SALE

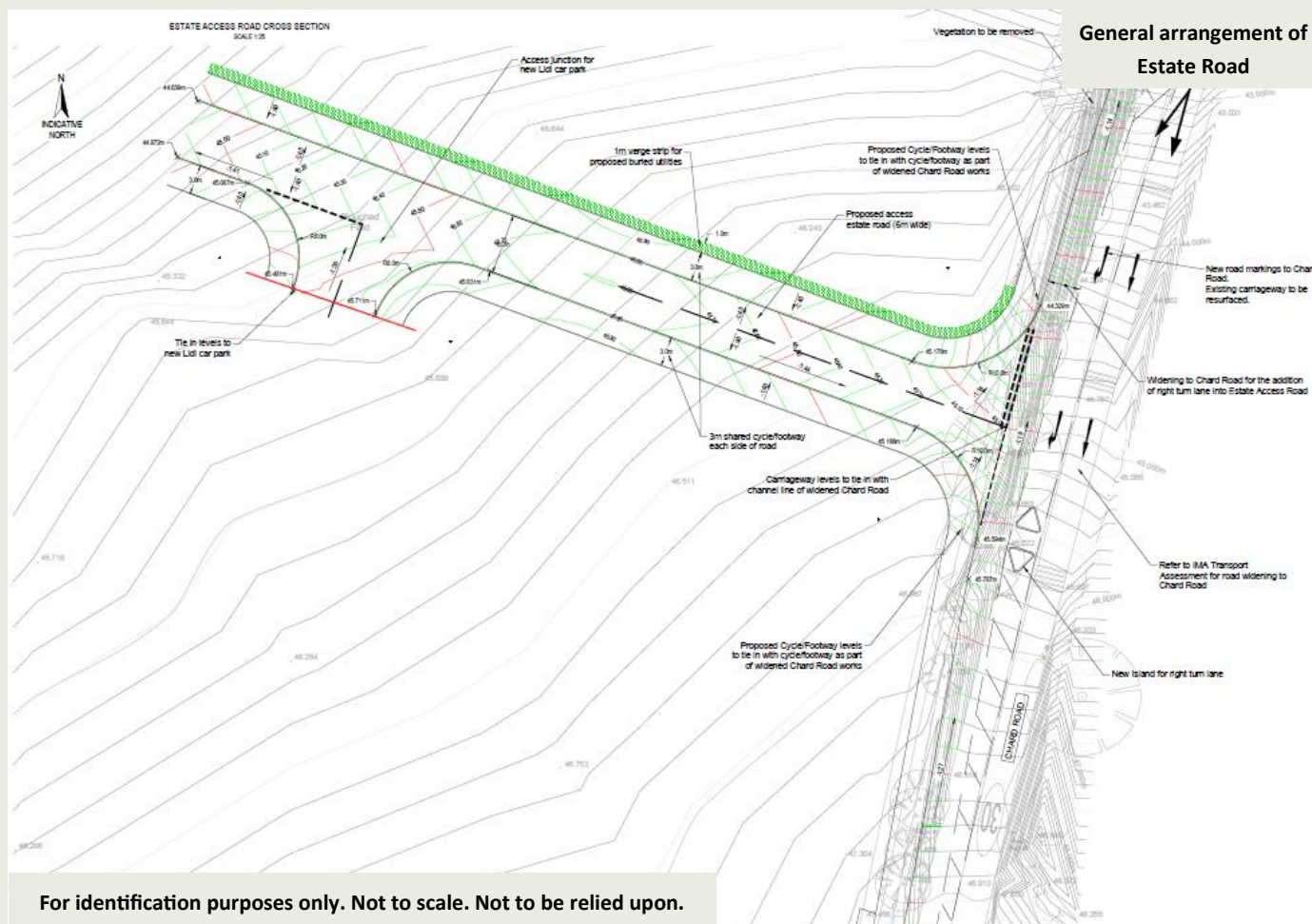
We are offering the freehold for sale by informal tender, with vacant possession on completion.

We are seeking offers on an unconditional basis or conditional on the grant of a reserved matters application (RMA).

The date for the deadline of submission of proposals is 5pm Friday, 3rd July 2026.

GUIDE PRICE

PRICE ON APPLICATION.



OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the overage provision are subject to further discussion.

AGENT'S NOTES

Any subsequent Reserved Matters Application must make full provision for roads and services to be brought to the boundary of employment land.

Any subsequent Reserved Matters Application must make full provision for vehicular and pedestrian access from the public highway (Chard Road) to Axminster Football Club (marked by a yellow arrow on the Illustrative Master Plan overleaf).

VALUE ADDED TAX

The seller will be opting to tax; therefore, VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

RIGHTS AND RESERVATIONS

The rights and reservations are contained within the information pack.

SERVICES

All mains services are available near or on the site.

All interested parties should make their own enquiries with the Statutory Utility Providers.

ADDITIONAL INFORMATION

The information pack and aerial video are available, via the links, set out below:-

<https://www.dropbox.com/scl/fo/4pvl1bg3paxfonz2q1cz/AP6Zkl3SW2pXDWW8w38FeB8?rlkey=2piwo5l5ayndbjk6rfzt5rxwk&st=109tp3go&dl=0>

<https://youtu.be/6qVCX6nTT20>

Aerial photograph taken from the north-west



Aerial photograph taken from the north-east



VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety Policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

DIRECTIONS

Sat Nav: **EX13 5HW**

what3words: **///matchbox.ritual.textiles**

The site will be identified with a Greenslade Taylor Hunt signboard.

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs taken June 2024

Sales Brochure produced June 2024/updated May 2026

Property Reference Number: TAL240040



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Aerial photograph taken from the north-west



Aerial photograph taken from the south



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GREENSLADE TAYLOR HUNT
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