



STRATEGIC LAND WITH POTENTIAL FOR DEVELOPMENT (STP)

Land to the West of B3181 - Westcott - Cullompton - Devon - EX15 1YA



Land to the West of B3181 Cullompton, Devon EX15 1YA

Cullompton 1.7 miles; Tiverton 8.6 miles; Exeter 10.9 miles

An attractive parcel of land, benefitting from Class F2 Use, situated in a convenient location, near the town of Cullompton.

Available as a whole, extending to approximately 8.36 acres (3.38 hectares).

DESCRIPTION

A rare opportunity to acquire an established leisure and recreation site extending to approximately 8.36 acres (3.38 hectares), benefitting from Class F2(c) Use (Outdoor Recreation facility), situated on the edge of the thriving Mid Devon town of Cullompton. The property has previously been operated as a footgolf and laser clay shooting venue and offers scope for a range of community, sport and recreational uses within the existing use class (subject to any necessary consents), or alternative development subject to planning.

The site benefits from an extensive area of vehicle parking/hardstanding, and access directly from the public highway (Waters Lane) along the northern boundary. Within the site are various modest timber built structures, including an office/reception building for the footgolf, a detached toilet block with 2no. WC's (incl. one for disabled use), and the laser clay shooting range building.

The property occupies an attractive rural position, enjoying views over the surrounding countryside whilst remaining conveniently accessible to Cullompton, Junction 28 of the M5 motorway and the wider transport network.

SITUATION

Situated between the M5 motorway and the B3181, the site is well placed for access to the surrounding road network. Cullompton lies nearby and provides an extensive range of day-to-day facilities and services, including primary and secondary schooling, supermarkets, healthcare facilities, independent retailers, public houses and leisure amenities. The town also benefits from immediate access to Junction 28 of the M5 motorway. More extensive commercial, educational and



recreational facilities can be found in the city of Exeter, approximately 11 miles to the south, together with mainline rail services and Exeter Airport.

PLANNING PERMISSION

The site was granted permission for the creation of a Laser Clay Shooting ground and Footgolf course with new access, parking and associated works on 28th January 2022 (20/02062/MFUL).

SERVICES & OUTGOINGS

We understand that mains water is connected to the land. Prospective purchasers should satisfy themselves as to the availability, location and capacity of any services and are advised to make their own enquiries in this regard.

METHOD OF SALE

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

Offers are invited on either an unconditional or conditional upon planning basis, with all offers to be submitted by Friday 27 November 2026. Offers may include proposed overage provisions for consideration if desired.

DIRECTIONS

What3words: [///bared.ferried.goal](#)

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net

Our Planning Services are available via the link, set out below:-

[GTH Planning Services](#)

ADDITIONAL INFORMATION

Local Authority: Mid Devon District Council.

Tenure: Freehold with vacant possession available upon completion.

Mobile Coverage: Ofcom states available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: Parts of the land are designated as being at an increased risk



of flooding — high, medium or low risk (some areas therefore defined as having a greater than 3.3% chance of flooding each year). Detailed flood risk data and associated maps are available via the Gov.uk flood risk service.

Sporting and Mineral Rights: The mineral rights and sporting rights insofar as they are owned will be included in the sale.

Rights of Way, Easements, Wayleaves, etc: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title, together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Business Rates: The current Rateable Value of the Footgolf Premises is £6,000 (effective from 1st April 2026), for non-domestic rates purposes.

IMPORTANT NOTICE AND HEALTH & SAFETY POLICY

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Land is a potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing, particularly in fields containing stock. All persons viewing the property are asked to observe the country code and close all gates. 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. 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. 2. 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. 3. 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. 4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

v.4.1 - Ref. TIV - date produced 16/10/2026



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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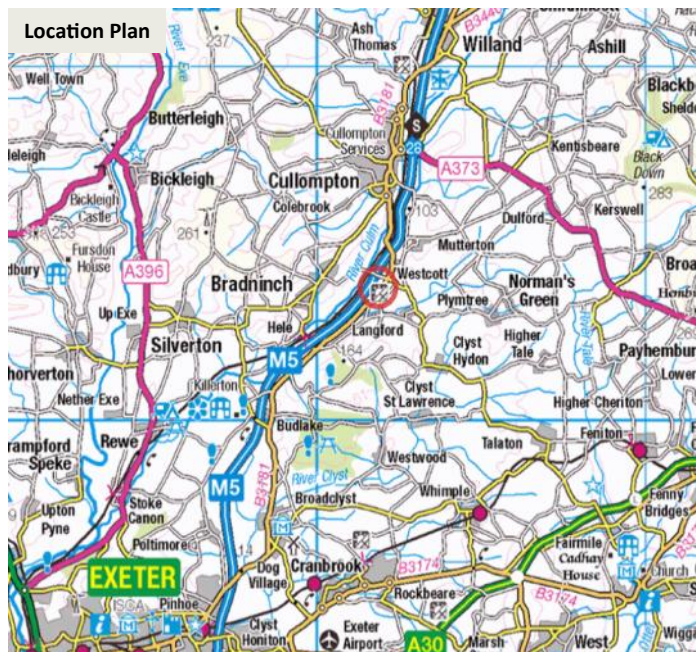
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Site Plan



Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office.

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