gth



LAND OFF OAK ROAD

West Hill - Nr. Ottery St. Mary - Devon - EX11 1SJ

Aerial Photograph (taken from the north-east)



LAND OFF OAK ROAD

West Hill - Nr. Ottery St. Mary - Devon - EX11 1SJ

Strategic land with potential for residential development (subject to planning).

The land is situated in the south of the village of West Hill and within easy reach of the town of Ottery St. Mary.



The land extends, in total, to approximately 1.99-hectares (4.91-acres).

For further information please contact: -

Development Land & Planning Department

Winchester House, Deane Gate Avenue,

Taunton, Somerset TA1 2UH

Mark Chugg

(01823) 334466

mark.chugg@gth.net

George Bennett

(01823) 334466

george.bennett@gth.net

Aerial Photograph (taken from the north)



Aerial Photograph (taken from the south-east)



LOCATION

West Hill is located within the East Devon District Council (EDDC) administrative area. It has a population of approximately 2,109no. residents (2021 Census). The village is situated on the north-west edge of the East Devon National Landscape (NL) (formerly Area of Outstanding Natural Beauty (AONB)).

The village has a range of facilities and amenities, including (but not limited to); a parish church (St. Michael's church), village hall, primary school and pre-school, Post Office, Morrisons convenience store and a petrol filling station.

COMMUNICATIONS

Road – West Hill Road traverses the village on a south-west to north-east axis. This road connects to the A30 (via Exeter Road and the B3180), which is approximately 1.8-kilometres (1.1-miles) to the north of the village. The A30 connects West Hill with Exeter (to the west) and to Honiton (to the north-east).

Rail – Honiton railway station is approximately 13.5-kilometres (8.4-miles) to the north-east which provides mainline services to London Waterloo. Exeter St. Davids and Exeter Central railway stations are both approximately 19.2-kilometres (11.9-miles) to the west of the village. Exeter St. Davids offers mainline services to London Paddington. Cranbrook railway station is approximately 9.8-kilometres (6.1-miles) to the north-west and provides mainline services to Exeter Central, Exeter St Davids and London Waterloo.

Air – Exeter Airport is approximately 8.9-kilometres (5.5-miles) to the west of the village. The airport offers scheduled and chartered flights to a range of national and international destinations.

LAND

The land is situated to the south of the village of West Hill and is abutted by housing to the north and east; Oak Road to the south; and agricultural land to the west.

The land comprises agricultural land. It extends, in total, to approximately 1.99-hectares (4.91-acres). The land being offered for sale is shown outlined red on the site plan overleaf. It is shown for identification purposes only and should not be relied upon.

PLANNING

The land falls outside, but abuts, the built-up area and development boundary of West Hill. It falls within the open countryside.

EAST DEVON LOCAL PLAN (2013-2031)

The East Devon Local Plan (EDLP) was adopted in January 2016. The EDLP sets out where development in East Devon will occur.

EMERGING EAST DEVON LOCAL PLAN (2020-2042)

EDDC is preparing a new Local Plan over the period 1st April 2020 to 31st March 2042. The emerging Local Plan identifies a requirement for at least 19,800no. new homes, creating an opportunity for the subject land to be promoted for future residential development and potential allocation.

CALL FOR SITES

EDDC launched a 'Call for Sites', inviting landowners and developers to identify land available for development. This was conducted between 2021-2022. The 'Call for Sites' Representations are contained within the information pack.

5-YEAR HOUSING LAND SUPPLY

EDDC 5YHLS requirement for the period 2024–2029 (including a 5% buffer) was reported in March 2025 at 6,237no. dwellings. It was confirmed that the Council can only demonstrate a 2.7-year supply. The total deliverable supply for the same period was 3,706no. dwellings, resulting in a shortfall of 2,531no. dwellings.

HOUSING DELIVERY TEST

The HDT results showed that EDDC had an annual requirement of 2,482no. new homes between 2020 -2023. The results state that it has delivered a total of 2,940no. new homes during this period, resulting in a HDT 2023 measurement of 118%. As delivery exceeds the threshold, the standard 5% buffer is applied in the 5YHLS calculations.

OPTION AGREEMENT

The land was previously subject to an Option Agreement. This was dated 21st July 2020 and was issued between our client and Morrish Homes. The Agreement has expired.

The Option Agreement requires Morrish Homes to procure Letters of Reliance for the benefit of the owner, in relation to the technical/non technical documents, reports and surveys associated with the outline planning application/refusal and the pre-application enquiries/replies. As a result, any purchaser will have the benefit of being able to rely upon the substantial body of work already undertaken. For further information please refer to our information pack.

Aerial Photograph (taken from the north)



Aerial Photograph (taken from the north-west)



Ground Photograph of the land



Aerial Photograph (taken from the south-east)



PLANNING HISTORY

Morrish Homes submitted an outline planning application (OPA) (22/2533/MOUT), validated by EDDC on 28th November 2022, seeking outline planning permission for 23no. dwellings. All matters were reserved, with the exception of access.

Following the Council's failure to determine the application within the statutory period, a non-determination appeal was lodged. However, changes to the NPPF in December 2023 enabled EDDC to demonstrate a 5YHLS, the appeal was subsequently withdrawn.

A Permission in Principle (PiP) application (23/2505/PIP) was later validated on 4th December 2023 for a residential development of between 2 and 9no. dwellings. The application was refused by EDDC in February 2024. Despite this, the land benefits from substantial planning and technical work already undertaken in support of residential development.

LOCAL AUTHORITY

East Devon District Council
Blackdown House
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 land being offered for sale. It is registered with the Land Registry under title number: DN493577.

METHOD OF SALE

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

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

GUIDE PRICE

Offers in **excess of £300,000**.

Offers are invited as set out above.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price.

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.

OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract. The details of the proposed overage are set out in the submission of offers letter.

SERVICES

All mains services are available near or on the land. 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/r8qr2ejq8anfx6xciyg3y/AB_24GzUnZKuUytCp039RPM?rlkey=yq19mjcmsg7u3d93c4jxrptn0&st=xigx6jzo&dl=0

https://youtu.be/g-D0XxXy5Ok

VIEWINGS

All viewings are strictly by appointment.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this land 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 land 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: EX11 1SJ

What3words: ///stickler.heartache.points

Exit at Junction 29 of the M5 onto the A30, following this for approximately 9.8-kilometres (6.1-miles) before taking the third exit followed by the second exit onto the B3180. Continue along this road for approximately 2.7-kilometres (1.7-miles) before turning right onto Oak Road. You will reach your destination on the left after 0.6-kilometres (0.4-miles).

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

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

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Values of the proposed new homes and advice on marketing the properties. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

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

New Homes with GTH

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.

   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.

Photographs taken: August 2026

Brochure produced: August 2026

Property Reference Number: TAL260050

Location Plan



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

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Site Plan



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

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

gth



RESIDENTIAL | LETTINGS | AGRICULTURAL | COMMERCIAL | DEVELOPMENT LAND & PLANNING | ARCHITECTURAL SERVICES | AUCTIONS | ANTIQUES SALEROOM

Offices across Somerset, Devon & Dorset and also Mayfair, London

GREENSLADE TAYLOR HUNT

www.gth.net

Your Ref:
Our Ref: MCC/GWB
Date: Date as Postmark

Development Land & Planning Department
Winchester House
Deane Gate Avenue
Taunton
Somerset
TA1 2UH
Tel: 01823 334466

Dear Sir or Madam

STRATEGIC LAND
LAND OFF OAK ROAD, WEST HILL, NR. OTTERY ST. MARY, DEVON EX11 1SJ

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr R Compton, Mrs S Stephenson, Mrs C Sanders and Mrs V Olliff (our clients). It is instructed to market and sell the land, as described in the subject above.

Please find enclosed for your attention the sales brochure for the land.

Method of Sale

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

Guide Price

The guide price is **offers in excess of £300,000.**

Offers are invited on an unconditional basis.

Submission of Offers

The deadline for submission of offers is no later than **12 noon** on **Friday, 23rd October 2026.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner and Development Surveyor and George Bennett BSc (Hons) MSc, Graduate Development Surveyor within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference **'Land off Oak Road, West Hill, Nr. Ottery St. Mary, Devon EX11 1SJ'** but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email addresses are: mark.chugg@gth.net and george.bennett@gth.net.

Please can you submit your offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

Additional Information

The information pack and aerial video is available, via the link, set out below: -

https://www.dropbox.com/scl/fo/r8qr2ejq8anfx6xciyg3y/AB_24GzUnZKuUytCp039RPM?rlkey=yq19mjcmsg7u3d93c4jxrptn0&st=xigx6jzo&dl=0

https://youtu.be/g-D0XxXy5Ok

Viewings

All viewings are strictly by appointment.

Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property 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 property 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.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email address: mark.chugg@gth.net and george.bennett@gth.net.

We look forward to hearing from you.

Yours faithfully



Greenslade Taylor Hunt

Enc Sales brochure