

# CjH·LAND

LIMITED

*Development & Land Agency*

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Telephone 01275 463588 Fax 01275 461919

## **MATFORD FARM & MATFORD PARK FARM, EXETER**

**FOR  
SALE**

**BY WAY  
OF  
INFORMAL  
TENDER**

**FRIDAY 6<sup>TH</sup>  
AUGUST  
2010**

**Contact:  
Matthew Hiles  
01275 463588**

[matthew@cjh-land.co.uk](mailto:matthew@cjh-land.co.uk)



**Approximately 45 hectares of farm land located on the south west edge of Exeter within Teignbridge District Council. This parcel of land forms part of a larger area which has been identified with the potential for development in the future.**

**This parcel of land represents an excellent opportunity to acquire a significant strategic land holding within a location with great potential to provide large scale development .**

## The Site

The area of land in question extends to approximately 45 hectares and is currently utilised as farmland. It slopes from south to north and is located on the south west of Exeter adjacent to the Marsh Barton Trading Estate. The northern boundary of the land fronts onto the A379 and directly to the west is Old Matford Lane. The M5 and junction 31 is a short distance to the south. The Devon Court Hotel is located at the North Western corner of the land.

## Planning

Teignbridge District Council began working on a plan to deliver a sustainable urban extension of approximately 2,500 to the South West of Exeter in 2008 which included much of this land. The work was undertaken with Exeter District Council and Devon County Council which included a masterplan for the area. This work was incorporated within the Draft Regional Spatial Strategy for the South West and was known as the South West of Exeter Area Action Plan. Locally it was identified by Teignbridge District Council within their Local Development Scheme (LDS). However, following recent changes in Government and the potential abolition of the Regional Spatial Strategy Teignbridge District Council are to continue working on this location via the Core Strategy which will ultimately dictate what future development in the area will take place. The Core Strategy is now in consultation until 10th September 2010.

## Method of Sale

It is our opinion that the most likely method of disposal will be by way of an option or a promotional agreement. We would anticipate proposals including the following information :

- I, The percentage of Open Market Value to be paid for the land
- II, The initial option premium to be paid and the length of time that the agreement will run for
- III, How the Open Market Value is to be calculated
- IV, Minimum land price per gross acre
- V, The anticipated costs of promoting the land and whether these will be deducted from the final payment.
- VI, The site is in multiple ownership and we would therefore expect to see a land equalisation clause.

## Agents Note

There is a further area of land to the west which has also been identified by Teignbridge District Council as part of the South West of Exeter Area Action Plan. We do not act for the landowners, however we would suggest that some form of collaboration agreement would be necessary in order for all the appropriate land to be promoted as one.

There are a number of electricity pylons on our clients land. There is an agreement in place whereby it is the responsibility of the electricity company to remove the pylons and ground the wires in the event of any development taking place.

## Information

For your information we have attached a multimap plan which identifies the area in question on the southern edge of Exeter. Our clients land is identified in red on the Rural Land Registry Map. We have also included a draft plan which indicates in yellow and outlined in black the area most likely to see development. We understand that this plan was drawn up on behalf of Teignbridge District Council.

### DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
  2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.
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### Rural Land Register (RLR) Map

SBI - 107083052

Map 2/5

#### Legends

- Your FLR Parcel(s)
- SPS Permanent Ineligible Features
- Adjacent Parcel Boundary
- Unconfirmed Boundary

#### FLR Information

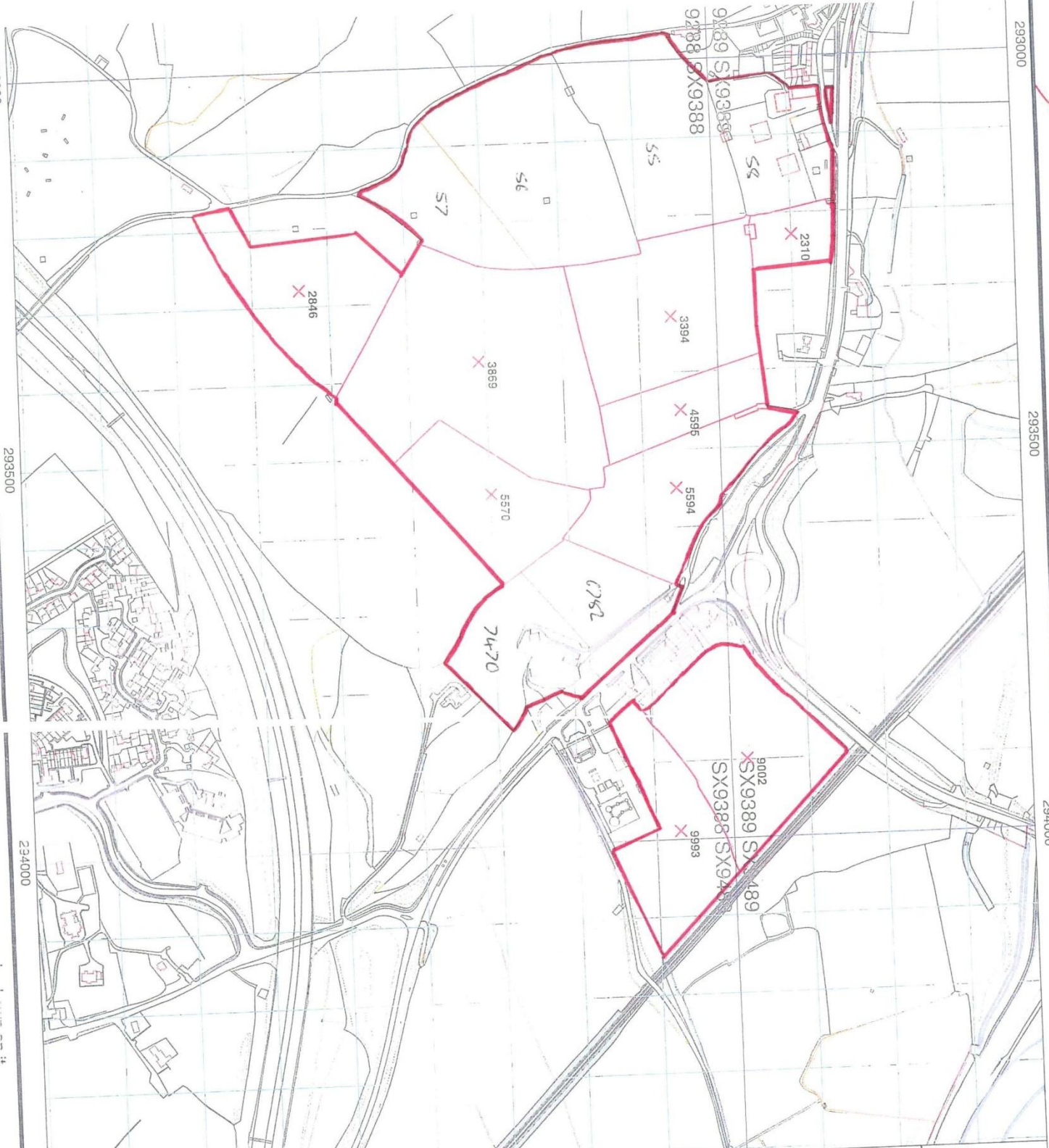
Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SX9388	2846	3.12	3.12	N
SX9388	3394	4.15	4.15	N
SX9388	3869	7.16	7.16	N
SX9388	4595	1.5	1.5	N
SX9388	5570	2.53	2.53	N
SX9388	5594	2.95	2.95	N
SX9388	8993	2.66	2.66	N
SX9388	9993	0.76	0.76	N
SX9389	9002	3.78	3.78	N
SX9385	6752	1.35	1.35	N
SX9385	7470	1.47	1.47	N
<b>Total</b>		<b>43.43</b>		



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Date: 02/04/2010

294500 **NOT TO SCALE**

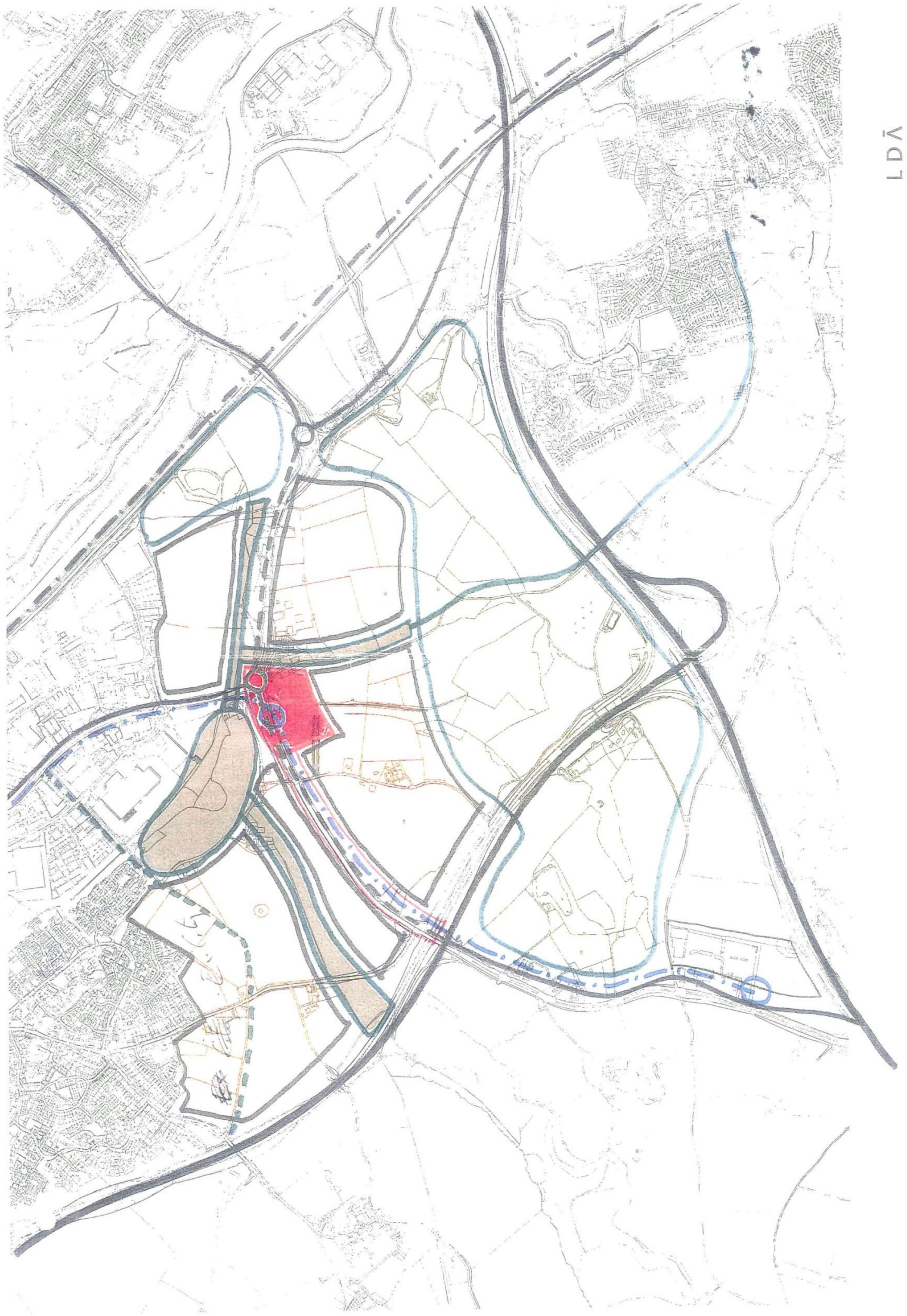


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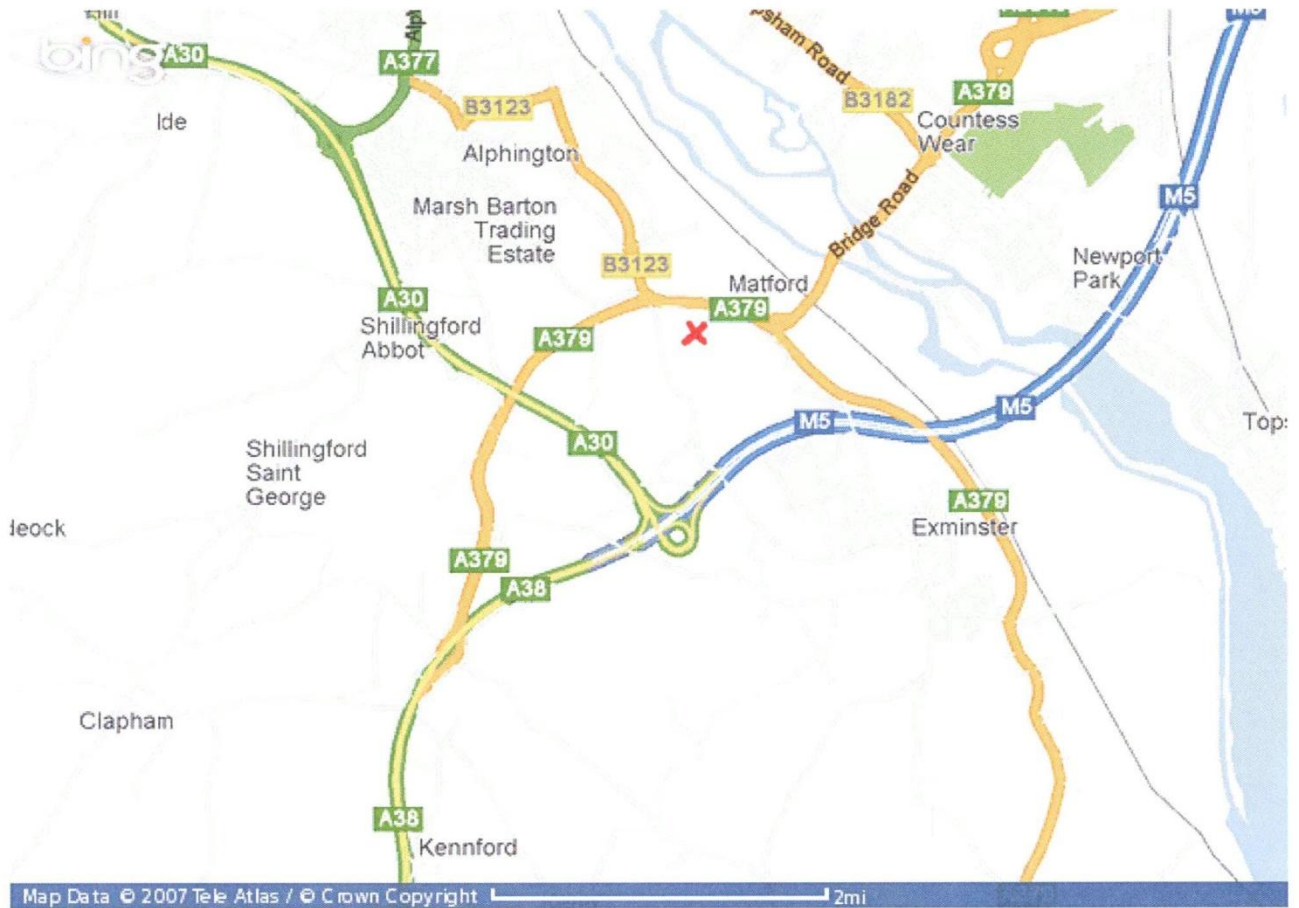
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### Map of Exeter, Devon, England, EX4 3

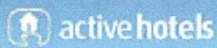


#### Nearest transport link

#### Your notes

Tube:

Railway: Topsham (2.36mi, 3.80km)



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