



**Stonehill Quarry Business Park, Lancercombe, Sidmouth,  
Devon**

1.14 Acre Commercial development site for sale

Guide Price **£525,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

# Stonehill Quarry Business Park

Stonehill Quarry Business Park, Lancercombe,  
Sidmouth, Devon, EX10 0JX

## Accommodation

Existing accommodation comprises:

- Unit 1 measuring approximately 1,129 ft<sup>2</sup>
- Timber storage/workshop building measuring approximately 753 ft<sup>2</sup>
- 20 ft office cabin
- Approximately 1.14 acres in total
- Full planning consent for a total of 11 industrial/workshop units
- Alternative uses considered (subject to consent)

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Commercial office on  
01305 261008





### The Property

A fantastic opportunity to acquire a commercial development site measuring approximately 1.14 acres, located in the former Stonehill Quarry workings.

The site is levelled and has consent for the construction of 11 industrial workshops, together with new yard area, parking space, turning provision and associated site drainage.

Full details of the consent can be found under East Devon District Council application ref 10/1261/FUL, please refer to the detailed plans below (Ref: TW09/131/1D & TW09/131/2A) Building regulations have been approved for Units 1, 2 & 3, the construction of Unit 1 is complete and signed off, footings for unit 2 and unit 3 are in place.

Access to the site is by way of a privately maintained road, leading to a broadly level site with embankments to the east and south boundaries and tree-lined boundaries to the west and north. There is currently single phase mains power to the site with a 32mm water main. A new three-phase supply and larger mains and water connection are available to be made, with existing ducting in place for the new water connection.

At present the site benefits from a neatly clad 20ft office cabin, a timber-framed storage building measuring approximately 70 sq m and unit 1, measuring a total of approx. 1,129 sq ft (incl mezzanine).

Unit 1 is of steel portal frame construction with insulated block/brick and profile steel clad elevations beneath an insulated profile steel roof with opaque light panels. There is an internal mezzanine measuring approximately 35.35 sq m (381 sq ft) and the footprint of the building extends to approximately 69.51 sq m (748 sq ft) at ground floor level. Foundations for units 2 & 3 are laid adjacent to unit 1, with consent for another 8 units. The total development size will be 11 units.

The site is offered for sale on a freehold basis, with the benefit of the existing consent, but will be sold with a condition that the vendor is to approve of any user that falls outside Class E (g)(iii) of the Town & Country (Use Classes) Order 1987 (as amended). The site will be sold subject to an overage provision to incorporate future change of use.

### Situation

The property is set in a sheltered but elevated position in a peaceful location overlooking the River Otter.

### Directions

From the A3052 travelling west, turn right at The Bowd Inn public house, signposted Ottery St Mary, and travel north for approximately 1.7 miles, before turning left onto the access track leading to the property, which is located on the left hand side, signposted Otter Pods and Stonehill Quarry Business Park.

### Services

Services to the site are currently limited to a 32mm water main and single-phase mains electricity supply. Although the purchasers are to arrange for the new connections to be made, 150mm ducting is in place for a new water main connection and connection to a 3-phase power supply is possible for the site. Foul drainage is to be by way of private treatment plant shared with the adjoining neighbour. Costs are to be apportioned for maintenance and repair costs. Surface water

drainage is to be by way of a soakaway in accordance with planning consent.

#### Notes

Sale of the freehold interest

Permanent service connections are to be made by the purchaser.

Access to the site is by way of a shared, privately maintained access road.

The sale of the property will be subject to an overage provision to incorporate any future change of use of the site.

Please refer to Conditions of Sale in the main listing for full details.

#### EPC

To be confirmed

#### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



RHO/13/03/2023



01305 261008

Symonds & Sampson LLP

Burraton House, Burraton Square, Poundbury, Dorset, DT1 3GR

dorchester@symondsandsampson.co.uk

www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 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 Symonds & Sampson have not tested any services, equipment, or facilities.



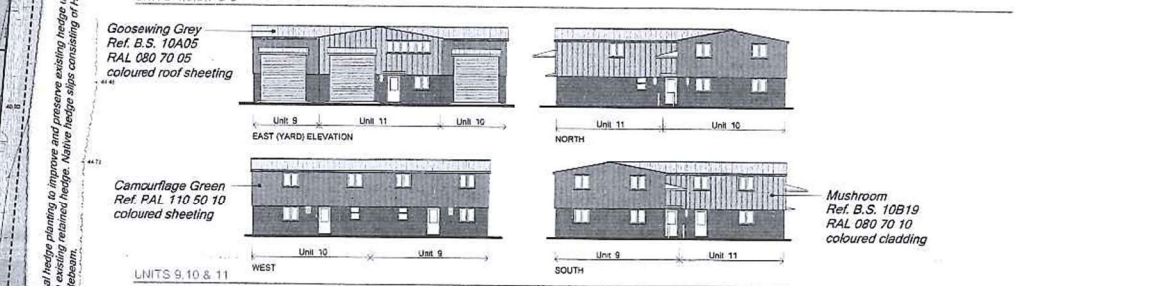
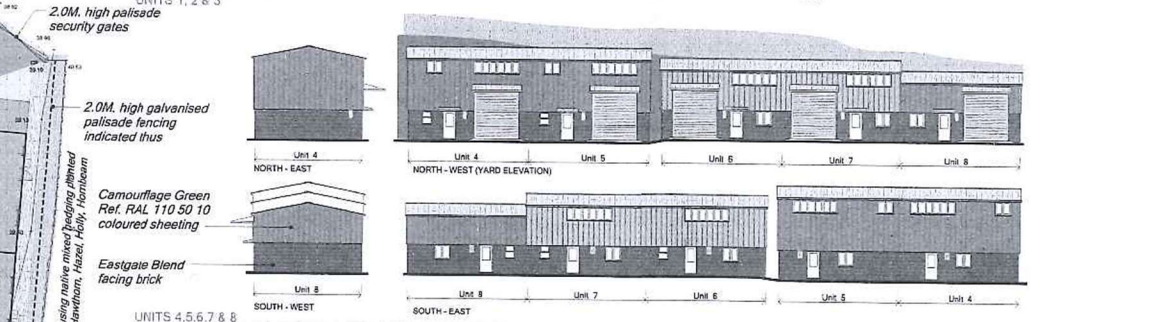
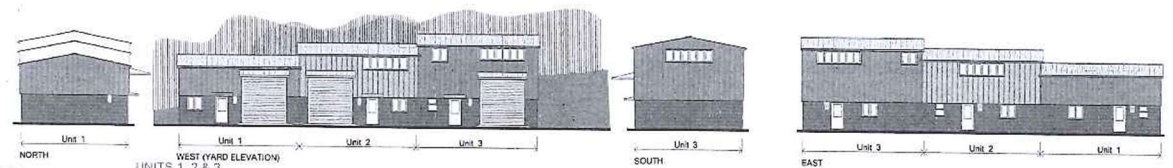
SURVEYS

VALUATIONS

PLANNING

LETTINGS

New Devon bank approximately 1.0M. wide x 1.0M. high to be grassed. Total length of new bank to be over planted with mixed native hedging consisting of Hawthorn, Beech, Hazel, Holly, Hornbeam and Whitebeam. New native hedging to be planted using slips approximately 600mm. high.

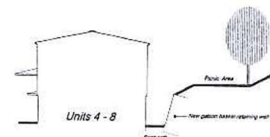


**Proposed Elevations**

Colours shown are indicative - samples to be provided with application to discharge conditions

**External Lighting - Legend**

- PIR Activated 28 2D fitting cw emergency indicated thus : [Symbol]
- Non maintained emergency light indicated thus : [Symbol]



Typical Section

- REV.D JANUARY 2011 DETAILS UPDATED
- REV.C NOVEMBER 2010 EXTERNAL LIGHTING SPECIFICATION ADDED
- REV.B OCTOBER 2010 LANDSCAPING UPDATED.
- REV.A AUGUST 2010 HEIGHT OF UNITS 9, 10 & 11 INCREASED BY 500mm.

EAST DEVON DISTRICT COUNCIL ENVIRONMENT DIRECTORATE			
21 FEB 2011			
ACR	CRC	SEEN	FILE

PROPOSED INDUSTRIAL DEVELOPMENT at STONE HILL QUARRY, TIPTON ST. JOHN

For Sandgate Developments Ltd.

March 2010

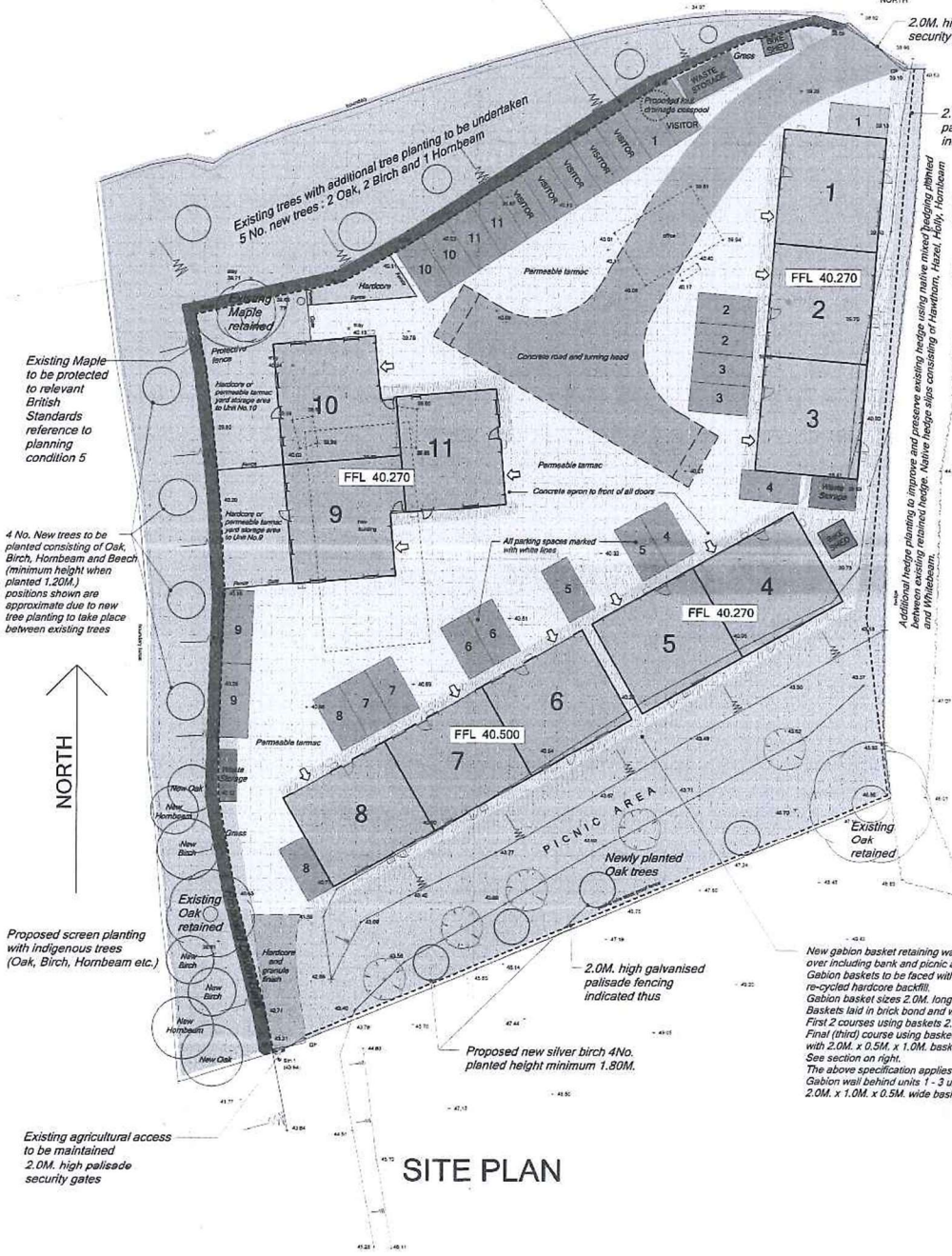
**Taylor - Wilkinson Ltd**  
Planning & Building Design

Archway Studio  
Market Square  
Axminster  
Devon  
EX13 5NJ  
Tel: 01297 631892

Proposed Site Plan / Elevations

Not to scale

DRWG.NO. TW09/131/1<sup>D</sup>



**SITE PLAN**

Existing Maple to be protected to relevant British Standards reference to planning condition 5

4 No. New trees to be planted consisting of Oak, Birch, Hornbeam and Beech (minimum height when planted 1.20M.) positions shown are approximate due to new tree planting to take place between existing trees

Proposed screen planting with indigenous trees (Oak, Birch, Hornbeam etc.)

Existing agricultural access to be maintained 2.0M. high palisade security gates

2.0M. high palisade security gates

2.0M. high galvanised palisade fencing indicated thus

Camouflage Green Ref. RAL 110 50 10 coloured sheeting

Eastgate Blend facing brick

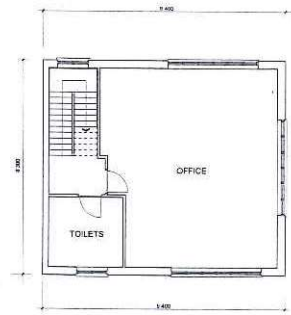
Goosewing Grey Ref. B.S. 10A05 RAL 080 70 05 coloured roof sheeting

Camouflage Green Ref. RAL 110 50 10 coloured sheeting

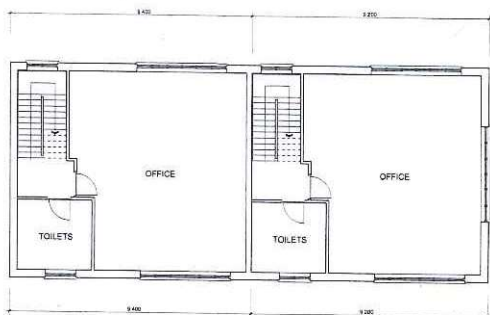
Mushroom Ref. B.S. 10B19 RAL 080 70 10 coloured cladding

New gabion basket retaining wall 2.5M. high with topsoil and grassed over including bank and picnic area. Gabion baskets to be faced with Westleigh random size stone with re-cycled hardcore backfill. Gabion basket sizes 2.0M. long x 1.0M. high x 1.0M. deep. Baskets laid in brick bond and wired together as follows: First 2 courses using baskets 2.0M. x 1.0M. x 1.0M. Final (third) course using basket size 2.0M. x 1.0M. x 1.0M. alternating with 2.0M. x 0.5M. x 1.0M. baskets. See section on right. The above specification applies to wall behind units 4 - 8. Gabion wall behind units 1 - 3 using single course of 2.0M. x 1.0M. x 0.5M. wide baskets filled as described above.

Additional hedge planting to improve and preserve existing hedge using native mixed hedging (Hornbeam, Hazel, Holly, Hornbeam, Hawthorn, Beech, Hazel, Holly, Hornbeam and Whitebeam). Native hedge slips consisting of Hawthorn, Hazel, Holly, Hornbeam and Whitebeam

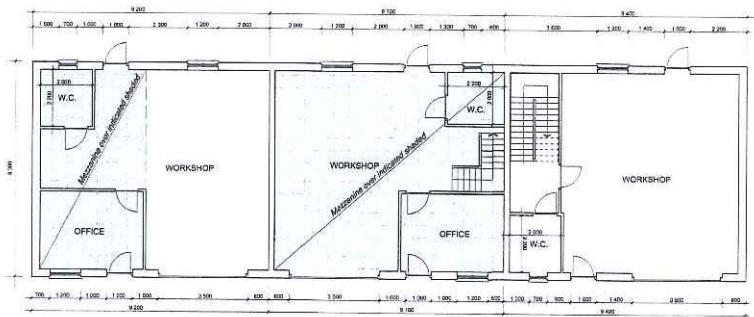


UNIT 3  
FIRST FLOOR PLAN



UNIT 4  
FIRST FLOOR PLAN

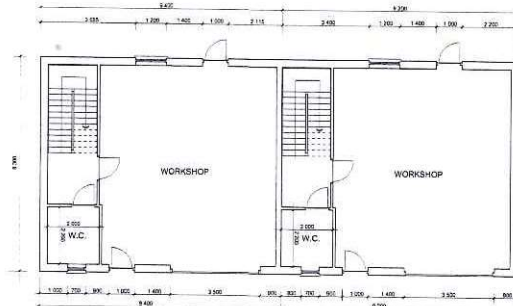
UNIT 5  
FIRST FLOOR PLAN



UNIT 1  
GROUND FLOOR PLAN

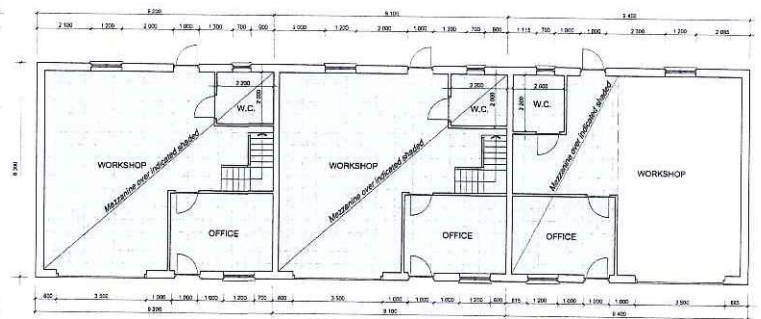
UNIT 2

UNIT 3



UNIT 4  
GROUND FLOOR PLAN

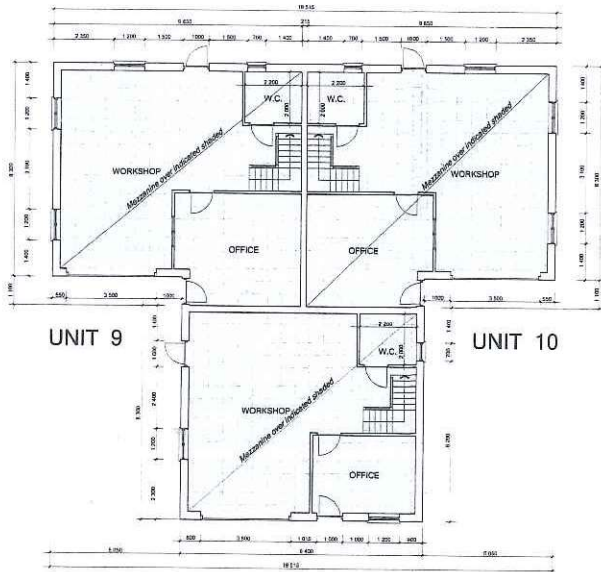
UNIT 5



UNIT 6

UNIT 7

UNIT 8



UNIT 9

UNIT 10

UNIT 11  
GROUND FLOOR PLAN

REV. A FEBRUARY 2011 DRAWING UPDATED

EPST DEVON DISTRICT COUNCIL ENVIRONMENT DIRECTORATE			
21 FEB 2011			
ACK	CRG	SEEN	FILE

PROPOSED INDUSTRIAL DEVELOPMENT at  
STONE HILL QUARRY, TIPTON ST. JOHN

For Sandgate Developments Ltd.

September 2010

Taylor - Wilkinson Ltd  
Planning & Building Design

Archway Studio  
Market Square  
Axminster  
Devon  
EX13 5NJ  
Tel: 01297 631892

Proposed Floor Plans

DRWG.NO. TW09/131/2<sup>A</sup>

Not to scale