

Land at Fortescue

Fortescue Road, Sidmouth, Devon

Land at Fortescue

Fortescue Road
Sidmouth
Devon EX10 9QB

2.22 Acres (0.90 Ha)

A rare opportunity to acquire 2.22 acres of strategic land adjacent to the Built Up Area Boundary of Fortescue, offering significant potential for future residential development (STPP) in the popular Sid Valley.
For Sale by Informal Tender. Tenders close 20th May 2025 at 12 noon.

Guide Price £150,000

Freehold

For Sale by Informal Tender

Axminster Agricultural

01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

A single enclosure of pastureland extending to 2.22 acres (0.90 ha) adjacent to the Built Up Area Boundary of Fortescue, on the eastern side of the Sid Valley. The land is west facing and enjoys fine views. Following consultation with East Devon District Council's planning department and feedback from Pre-application advice it is considered that (subject to planning) this land offers significant potential for future residential development.

The land has mature hedgerows forming the boundaries, good road frontage and access onto Fortescue Road. It adjoins other residential housing at Higher Fortescue (which has been increased in size with other development in recent years).

TENURE

Freehold with vacant possession upon completion.

OVERAGE PROVISION

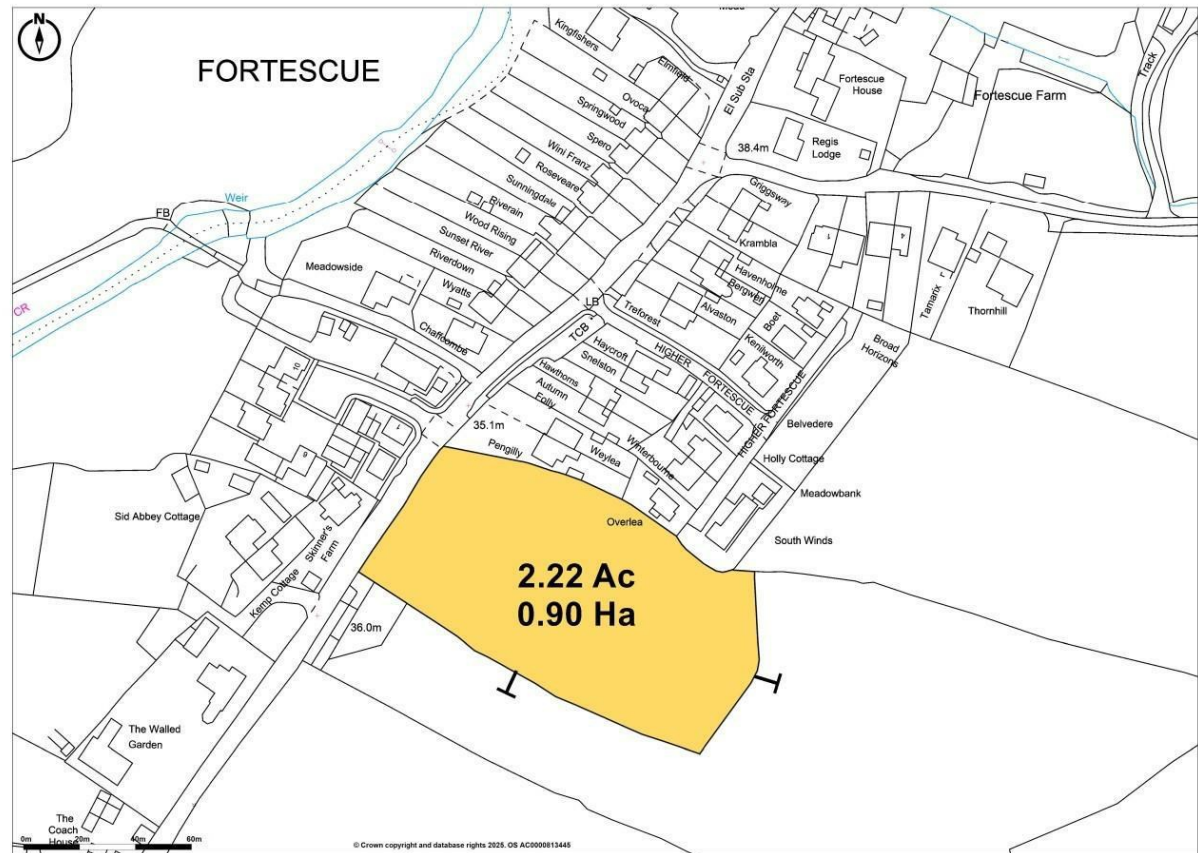
The sale is subject to an existing uplift clause, stating that if residential development is granted a previous owner is entitled to a 30% uplift, this runs until 2050.

SERVICES

All main services in Fortescue Road.

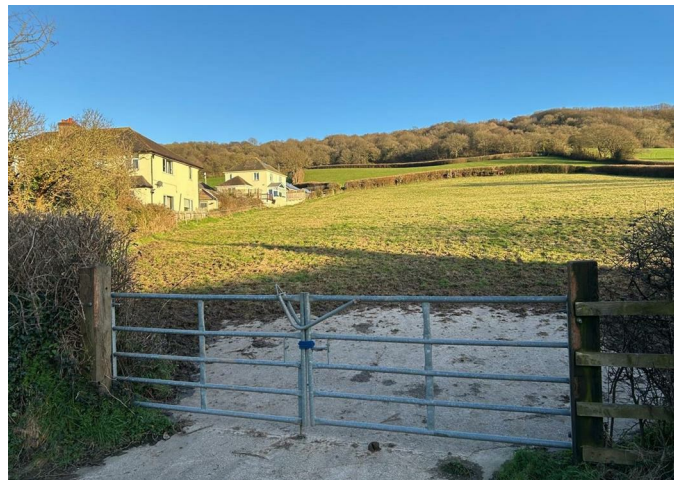
RIGHTS OF WAY

None affect the property.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2000. Paper Size - A4





PLANNING

The vendors have sought Pre-app advice from EDDC, the key points being:-

1. They accept the site is adjacent to the Built Up Area Boundary of Fortescue.
2. They accept they do not have a 5 year housing land supply.
3. They have accepted that development is unlikely to affect the Coastal Preservation Area.
4. They have moderate requirements for self-build housing.
5. They consider that the key restriction is the National Landscape and the potential landscape impact/character impact a development could pose.

LOCAL AUTHORITY

East Devon District Council. EX14 1EJ
Tel: 01404 515 616

SOLICITOR

Clarke Willmott, Taunton TA1 2PG.
Contact: Mark Buckerfield
Tel: 0345 209 1664 Email:
mark.buckerfield@clarkewillmott.com

METHOD OF SALE

Tenders are invited, to be submitted on the attached Informal Tender form prior to 12 noon on Tuesday 20th May 2025. For further details contact the sole agents, Symonds & Sampson LLP.

DIRECTIONS

From Sidmouth town centre proceed north turning right into Salcombe Road (opposite the Radway Cinema). Follow this road for about a mile until Fortescue, the land will be on your right. Our sale boards will be posted. What3words///script.horses.cases

VIEWING

During daylight hours with particulars to hand, having first informed the sole agents Symonds & Sampson LLP. Further details available from Ross Willmington at Axminster Agricultural office on 01297 33122.

AxAg/MRW/0325



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

**INFORMAL TENDER NOTES
LAND AT FORTESCUE
SIDMOUTH, DEVON, EX10 9QB**

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than

12 NOON ON TUESDAY 20TH MAY 2025

SYMONDS AND SAMPSON, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW

Ref: MRW Email: rwillmington@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Tenders should be for a fixed sum; no escalating bids or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, we would advise that fixed sums should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of sale.
4. If you are submitting an offer on behalf of another party, you should state the name and address of that party, and you should confirm your authority to act as their agent.
5. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
6. Please clearly mark the envelope with the words "LAND AT FORTESCUE" in the left hand corner. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
7. Exchange of contracts to be within one month from acceptance of a tender, completion anticipated by 20th June 2025
8. The vendors do not commit themselves to accept the highest or indeed any offer.



01297 33122

Symonds & Sampson LLP
Trinity Square, Axminster, Devon, EX13
5AW

mrw@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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LAND AT FORTESCUE
SIDMOUTH, DEVON, EX10 9QB**

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Tenders are to be received, in writing, on this form no later than

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SYMONDS AND SAMPSON, TRINITY SQUARE, AXMINSTER, DEVON EX13 5AW

Ref: MRW Email: rwillmington@symondsandsampson.co.uk

I/We:

Of:

.....Postcode.....

Telephone: Email:.....

Hereby submit for a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£.....

(In words)

Please provide details of funding and enclose evidence (e.g. bank statements/mortgage offer/letter from bank).

.....

Dated: Signed:

My/our solicitors are:

Address.....

.....



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