

FOR SALE

# Goodmores Farm

HULHAM ROAD/DINAN WAY EXMOUTH EX8 5BA

2.42 acres  
of prominent  
employment land  
**AVAILABLE IN WHOLE  
OR PART**

**alder king**

PROPERTY CONSULTANTS

**\*carterbaynes**

## Location

The East Devon port town of Exmouth is situated at the mouth of the river Exe, just off the A376, 18 km (11 miles) south east of Exeter and about 13 km (8 miles) from junction 30 of the M5 motorway. With a 2024 estimated population of 36,204, Exmouth is the largest settlement in East Devon, a significant commuter town for Exeter and a service hub for its residents. The town benefits from regular train services to Exeter and its proximity to Exeter International Airport.

The site is situated on the northern outskirts of Exmouth, at the junction of Hulham Road and Dinan Way. It is part of a mixed use development area known as Upper Lovering, or Goodmores Farm. The residential element of the scheme is well advanced, and will comprise c. 350 new houses. There is also provision for commercial and employment space. The site will be immediately adjacent to a newly built Aldi foodstore, which is projected to open in summer 2027.

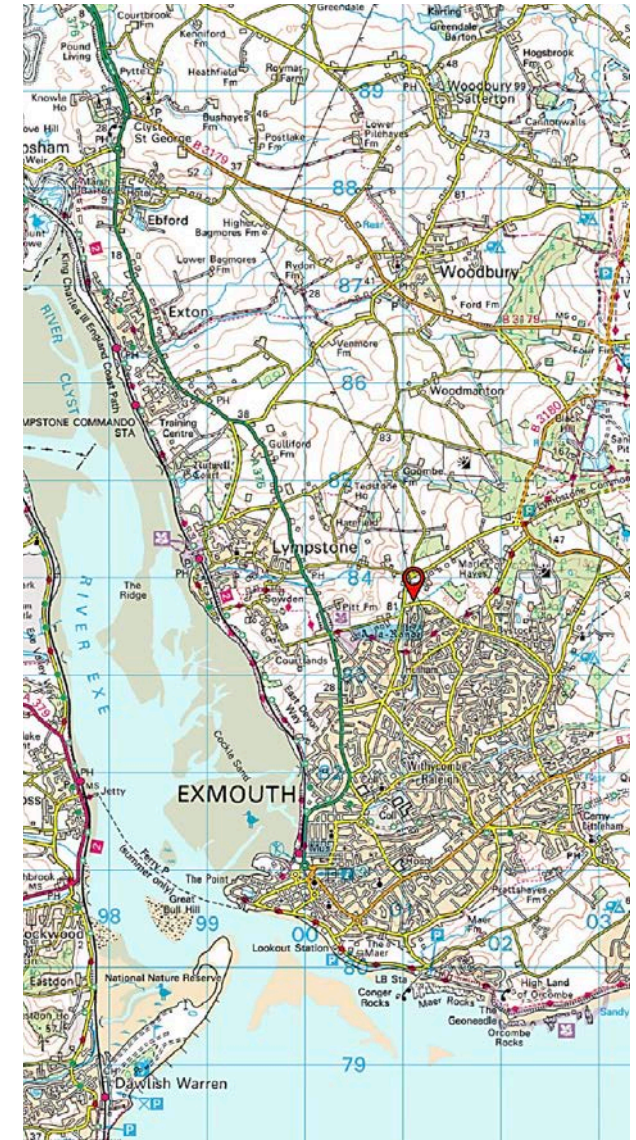
It sits in a prominent position at the southern end of the recently completed Dinan Way extension, which has significantly improved links to the A376 Exeter Road.



## Site Description

The land to be sold is edged red on the below site plan and extends to approximately 0.979 ha (2.42 acres). Services (including gas) will be made available to the site boundary. The land will be sold, as existing, in terms of levels. Access is from the estate road off Dinan Way, which will be shared with Aldi and other neighbouring occupiers.

The site is oversailed by an overhead power cable.



## Planning

The site benefits from outline planning permission for up to 1,975 m<sup>2</sup> (21,259 sq ft) of flexible employment space, reference 25/1105/MOUT. This consent forms part of a hybrid consent which also secured permission for the Aldi foodstore immediately to the south. The consented uses for the subject site are those falling within Use Classes E(g)(office, research and development and light industrial) and B2 (general industrial) of the Town and Country Planning (Use Classes) Order 1987, as amended. Interested parties are advised to make their own enquires to East Devon District Council on: 01404 515616.

## Site / Ground Conditions

Further information including PDF and DWG format topographical surveys, ground reports etc are available on request.

## Tenure

The site is available for sale freehold with vacant possession.



## Method of Sale

Our client is seeking freehold offers for the site as a whole from parties wishing to develop the land for the consented uses. Whilst the disposal of the whole site is the preference, consideration will also be given to freehold or long leasehold offers for parts of the site. In either event, the land will be sold with vacant possession.

## Price

Price on application.

## VAT

All references to price are deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be deemed exclusive of VAT.

## Viewings

The site can be viewed from its boundaries.



### FURTHER INFORMATION

Please contact the joint agents:



**Danielle Sendra**  
dsendra@alderking.com  
**Tel: 07827 841 902**

**\*carterbaynes**  
**0117 929 0033**

**Paul Suggitt**  
psuggitt@carterbaynes.com  
**Tel: 07775 914873**

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.