

FOR SALE

PARCEL OF LAND WITH DEVELOPMENT POTENTIAL IN ST THOMAS ON THE EDGE OF EXETER

Approximately 236 sq.m (2,545 sq.ft) or 0.058 of an Acre

**LAND TO THE REAR OF 6A CHURCH ROAD, ST THOMAS
EXETER, DEVON, EX2 9AX**



An opportunity to purchase a small parcel of land between Church Road and Cowick Street, with vehicular access from Church Road. The site has potential for use as parking, or for a small Residential or Commercial development, subject to all of the required consents. The site is for sale on an unconditional basis.

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SITUATION AND DESCRIPTION

The premises are conveniently between Cowick Street to the front and Church Road to the rear, with vehicular access from Church Road which is situated in the centre of St Thomas, a short walk from the main retail area and shopping centre plus the Exe Bridges Retail Park. The premises have not been used for many years, but could suit use for parking for a business in the area, or for a commercial or residential development subject to all the usual consents. Please see paragraph below on planning for further information on the sites planning history

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history with its medieval Cathedral and historic and vibrant quay side quarter. Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Cowick Street has a main line railway station within easy walking distance, as is the Princesshay retail centre.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from Church Road via a vehicular access to

The Site **17.5m x 12m plus 4.0m x 4.0m**
(57'6" x 39'4" plus 13'2" x 13'2") max

The site is currently secured via harris fencing and is roughly rectangular with a further smaller area at one end. The site is level and appears to be mainly hardcored.



Pedestrian access is available from Cowick Street, with vehicular access over the adopted road from Church Road.



PLANNING

We understand that planning consent was refused on a number of occasions during 2009 for a development of 3 and 4 residential units. The last application number was (09/1611/FUL). Copies of the refusal notices and plans are available from the agents.

PRICE AND PROPOSAL

Unconditional offers are sought in excess of £50,000 for the freehold with vacant possession. We understand that VAT is not payable.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0922)



Tel. **01392 691007**

Mob. **07831 273148**

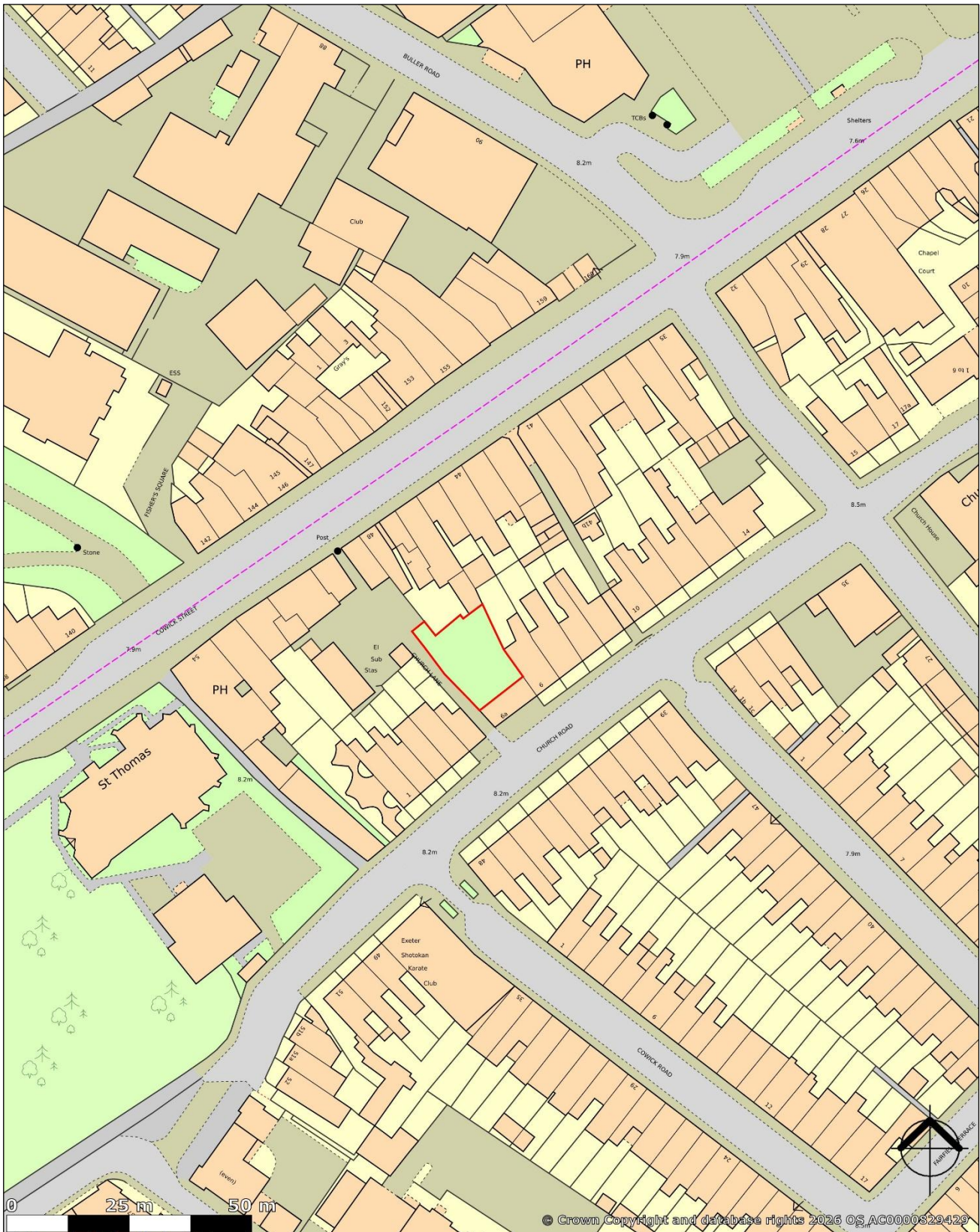
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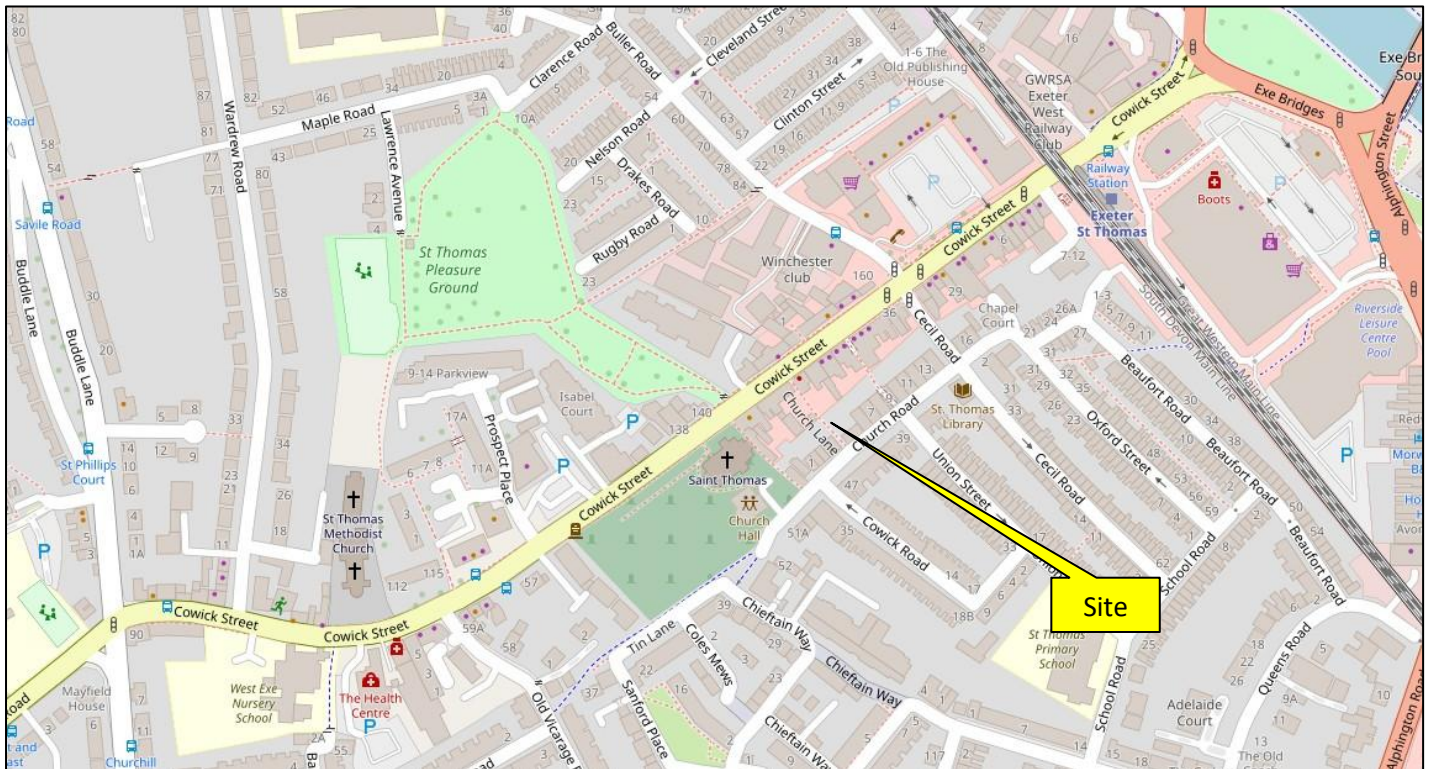
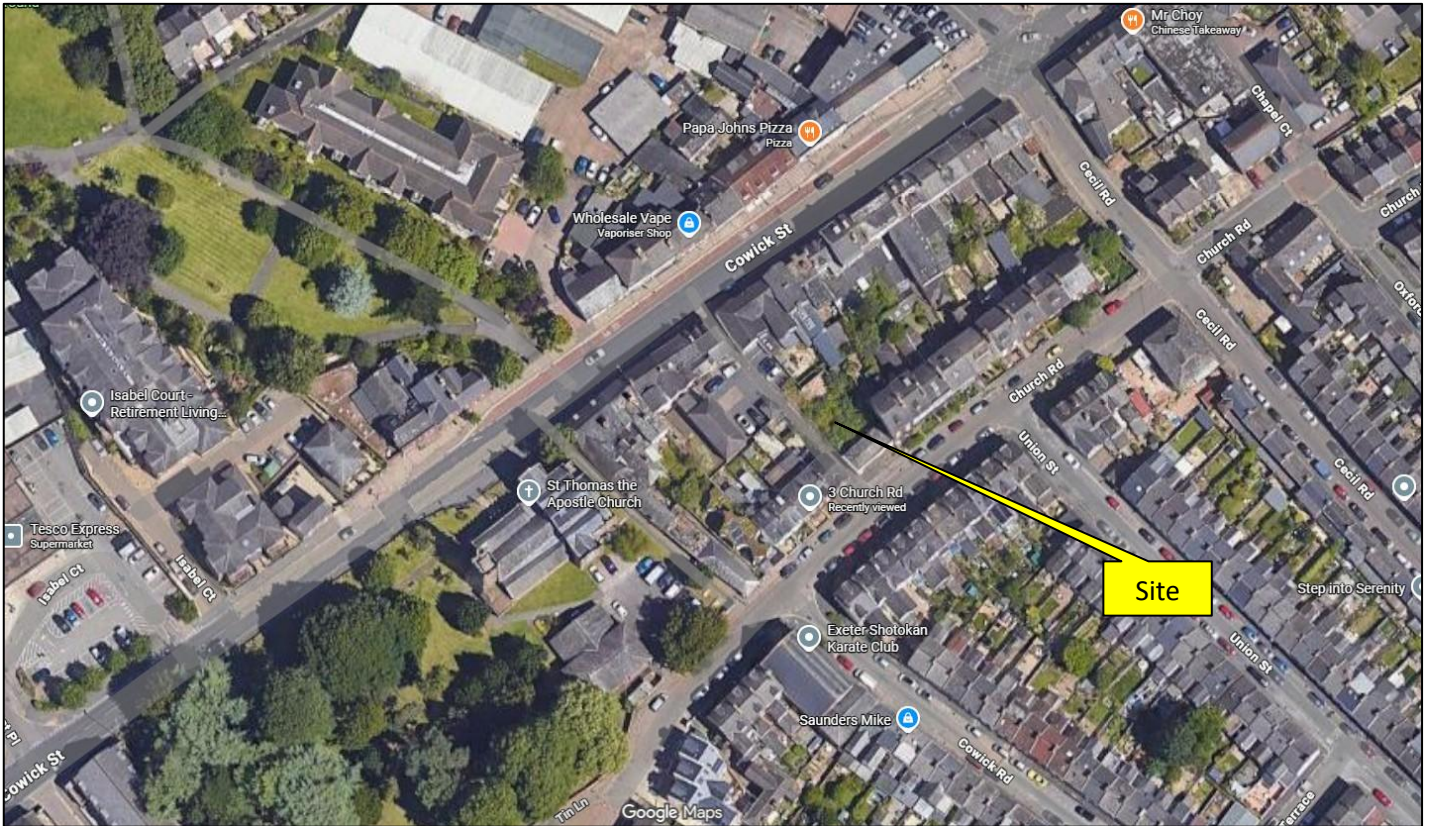
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.