

DEVELOPMENT OPPORTUNITY FOR 8 APARTMENTS, 228 HIGH STREET, EXETER, EX4 3LR



- Central Exeter location fronting the High Street
- Detailed planning approval (ref. 20/0391/FUL)
- Offers invited

View from the High St showing the building outlined in red

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THE SITE – 228 HIGH ST, EXETER, EX4 3LR

Situated in the heart of the city centre in Exeter, this development opportunity proposes the formation of eight new two bedroom apartments at 228 High Street. Presently, the existing structure comprises a three storey building with basement – part of the basement and the ground floor are currently leased by Costa Coffee* (**See method of sale and tenure information below.*) The approved development proposes conversion of the existing first floor (previous office/commercial space) to form three apartments, and conversion of the existing second floor (previous office/commercial space) to form two further apartments. Three additional apartments are then proposed by new build development on the second floor (one apartment) and creation of an entirely new third floor (two apartments).

A summary of the proposed accommodation is set out below:

First Floor	Apartment 1 – 65sqm (700sqft) – 2B/3P
	Apartment 2 – 58sqm (624sqft) – 2B/3P
	Apartment 3 – 85sqm (915sqft) – 2B/4P
Second Floor	Apartment 4 – 66sqm (710sqft) – 2B/3P
	Apartment 5 – 62sqm (667sqft) – 2B/3P
	Apartment 6 – 95sqm (1023sqft) – 2B/4P
Third Floor	Apartment 7 – 75sqm (807sqft) – 2B/4P
	Apartment 8 – 98sqm (1055sqft) – 2B/4P

The proposed development will therefore comprise approximately 3617sqft of conversion and 2885sqft of new build (excluding communal/circulation spaces).

EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life, a low crime rate and a highly rated University. With a population of about 120,000, Exeter combines modern facilities with a sense of the past.

Cafés, restaurants, pubs, and modern shops mix with historic buildings. This includes the Cathedral which was consecrated in 1133 and rebuilt in the late medieval period and the Guildhall which is claimed to be the oldest civic working building in the country.

Communication links are excellent with the city being close to the M5, A30/A38 into Cornwall, mainline rail stations and Exeter International Airport.

PLANNING, S106 & CIL

Detailed planning approval ref. 20/0391/FUL was granted on the 18th June 2021 by Exeter City Council for the “Alterations to ground, first and second floor levels, addition of a third-floor level to create eight new apartments”.

There are no affordable housing provisions or financial S106 liabilities associated with the current planning permission.

A CIL liability notice sets out a charge of £92,527.54 in relation to the approved scheme.

Copies of the planning documents and technical information may be attained by clicking here (**Technical Pack**) or are available from either KLP or Savills upon request.

METHOD OF SALE & TENURE

Offers are invited for the freehold of the building (noting that the purchase will be subject to the existing lease to Costa continuing. Upon its demise, the leasehold of that part of the building will revert to the current vendor).

VAT

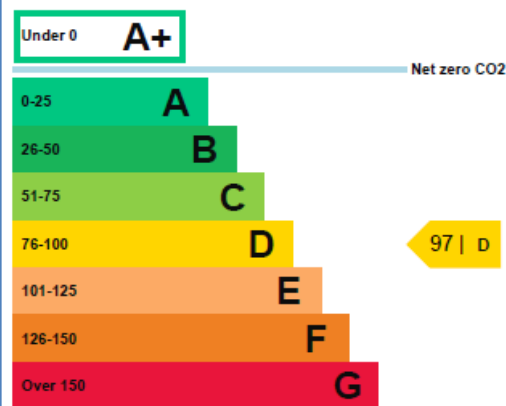
The Agents understand that this site is elected for VAT and therefore VAT will be payable upon the purchase price.

VIEWING

Please contact the vendors agents KLP (01392 879300), or Savills (01392 455781) to arrange to view the site.

Energy efficiency rating for this property

This property's current energy rating is D.



SERVICES

Interested parties are advised to contact the relevant utility companies to confirm the nearest connection points and capacity of all required services prior to making any offer.

CONTACT



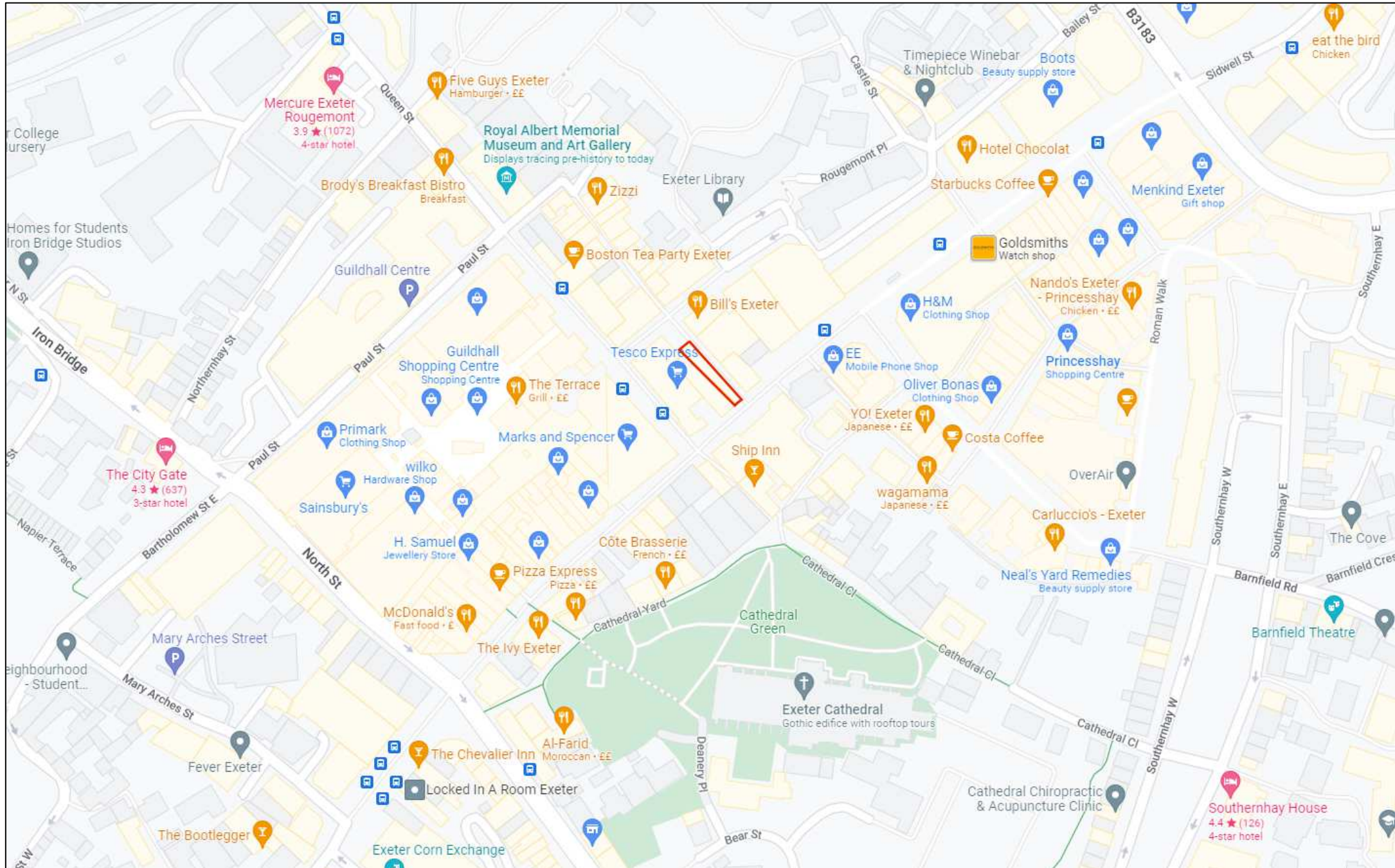
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300



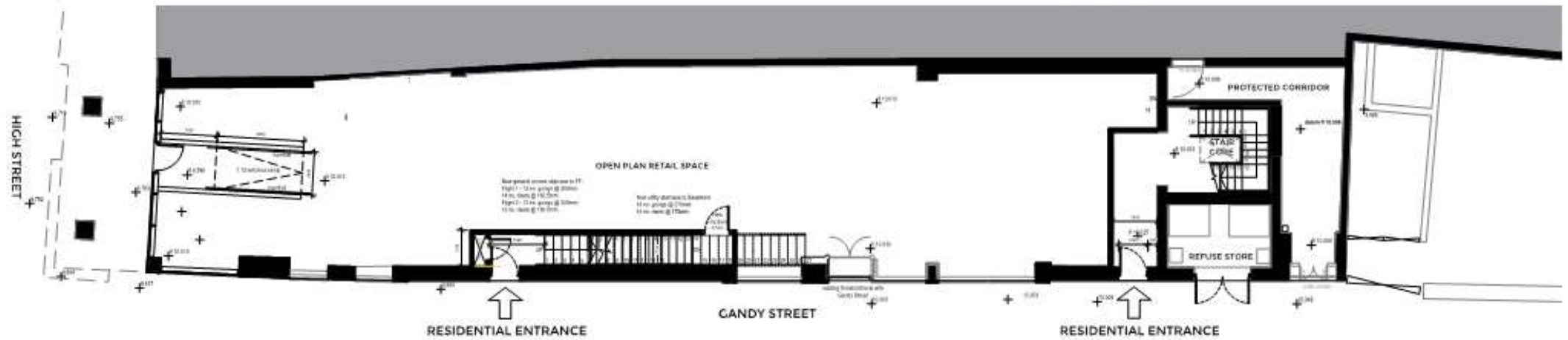
Stirling Court
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Email: ndwalker@savills.com
Tel. 01392 455781

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Plan (Site outlined in red)



Proposed Floorplans – not to scale



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed Floorplans – not to scale

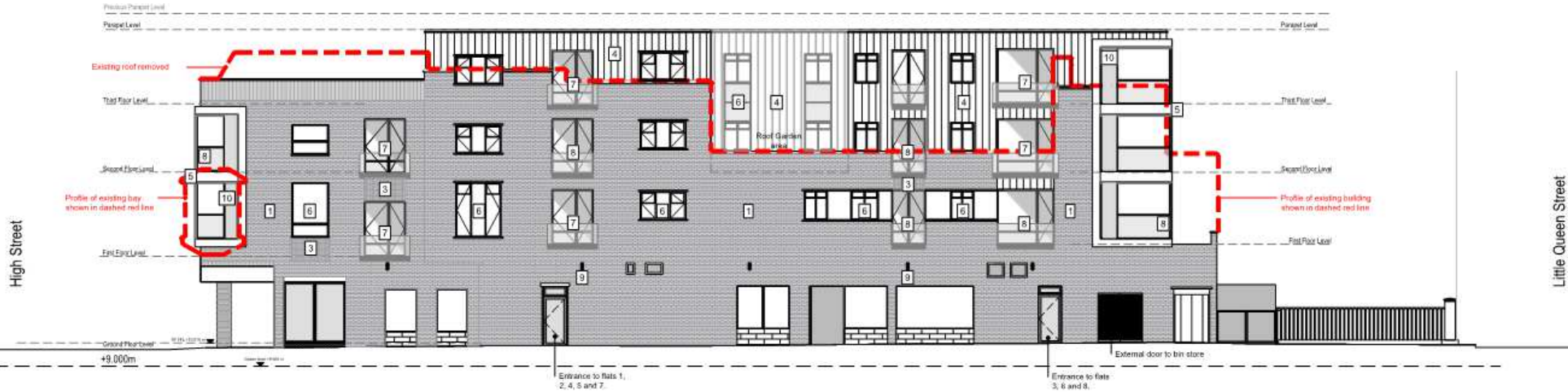


SECOND FLOOR PLAN

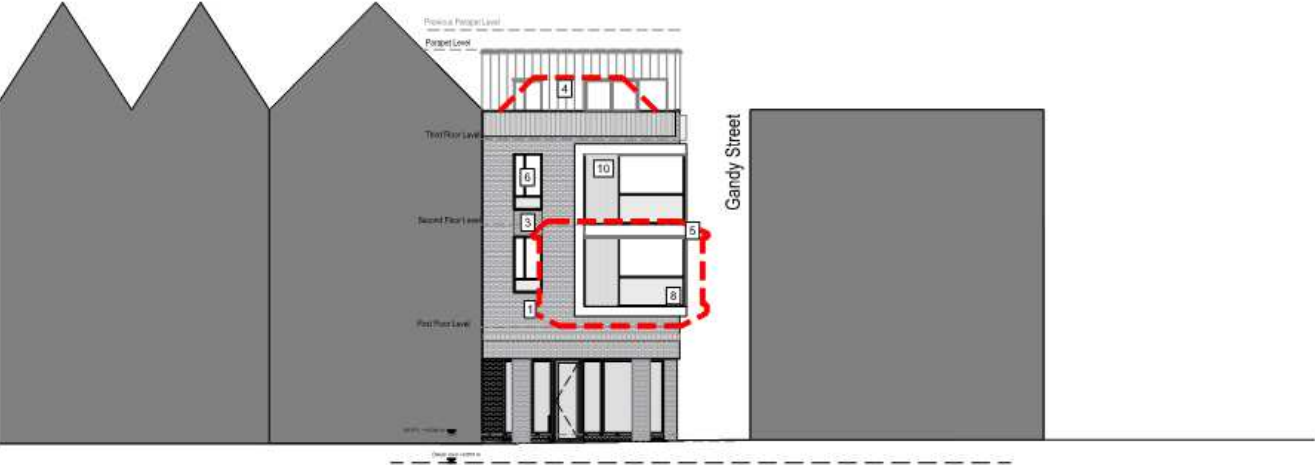


THIRD FLOOR PLAN (NEW LEVEL)

Proposed Elevations (existing roofline outlined in red) – not to scale



ELEVATION A - PROPOSED GANDY STREET (NORTH EAST)



ELEVATION B - PROPOSED HIGH STREET (SOUTH EAST)



ELEVATION C - PROPOSED LITTLE QUEEN STREET (NORTH WEST)



Various photos showing existing internal space on 1st and 2nd floors

Photographs showing front and rear elevations of 228 High Street



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