

APPROX. 1.0 HA (2.47 ACRES) DEVELOPMENT LAND RUSSELL WAY, EXETER, EX2 7EZ

**TESCO
STORE**

SITE

RUSSELL WAY

A379

IKEA

KLP
KITCHENER
LAND AND PLANNING

ON THE INSTRUCTIONS OF TESCO STORES LTD

• Conditional & Unconditional Offers Invited

Aerial Image with land highlighted in red Image taken from Google Earth Map data ©2018 Google

THE SITE - EX2 7EZ

A potential development site extending to approximately 1.0 hectares (2.47 acres) for various opportunities such as retail, commercial, storage, residential, care home, etc, subject to the requisite planning consents.

The site is a high-profile site, being adjacent to one of the main arterial routes (A379) into the city centre from the M5 and opposite the new Ikea store. Following some advice from a highway consultant, it is considered that highway access to the site may have to be via a left-in, left-out junction from Russell Way.

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 an excellent University. With a population of about 129,000, 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.

SERVICES

A technical pack is available upon request containing some information such as a plan showing the Virgin Media cable running near the southern boundary of the site, however, all interested parties should make and rely upon their own enquiries of the relevant services providers for their proposed development plans.

METHOD OF SALE

Conditional and unconditional offers are invited for the freehold site with access from Russell Way.

PLEASE NOTE: VAT will be chargeable on the purchase price.

PLANNING

A detailed planning application (Ref.17/1871/FUL) for “construction of a part 2, part 3 and part 4 storey building comprising an extra care (Class C2) development with associated communal lounges, restaurant, kitchen, wellness room, guest suite, laundries, care providers accommodation and office, vehicular access from Russell Way, sub-station, car parking and landscaped grounds” on the site, was refused by Exeter City Council on 31st August 2018.

All interested parties should make and rely upon their own enquiries of the Local Planning Authority.

A planning and technical pack is available upon request from the agents.

VIEWING

In the first instance please contact Phil Taverner at KLP.

CONTACT – PHILIP TAVERNER

REF:40/PT/R5



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OS Location Plan (not to scale)





View across the southern site looking east