



Foundry Yard
Honiton | Devon
EX14 1JZ

Freehold

Suitable for variety
of alternative uses
including **residential** (STP)



For Sale

Location

Highlights

- Excellent town centre location
- The site offers an attractive residential-led, mixed use development opportunity, subject to required consent.
- Freehold with vacant possession
- Unconditional and conditional offers for the freehold invited.

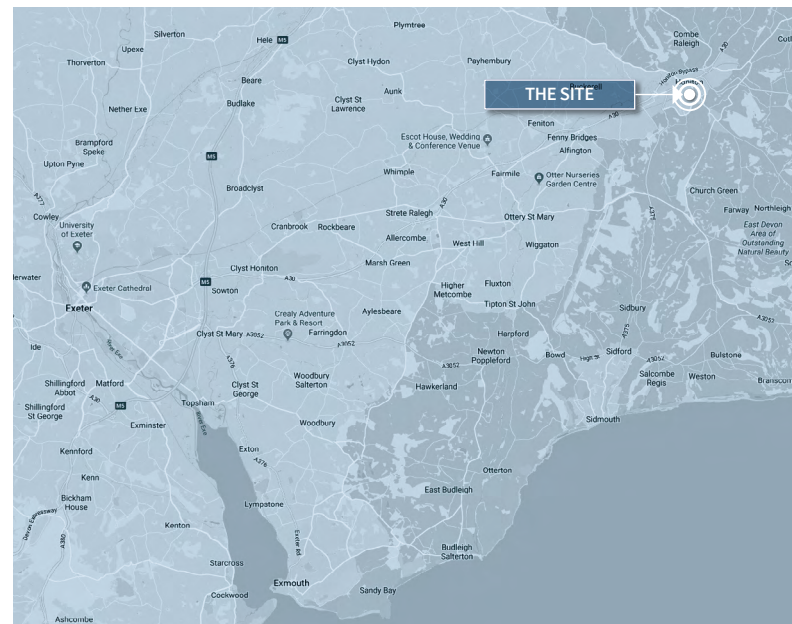


Honiton is located 22 miles North East of Exeter. The town benefits from good road communications, with access to the North, East and West via the A30, A35, A373 and A375. The M5 motorway can be reached at Junction 29 from the dual carriageway along the A30 to Exeter (12 miles).

The property is situated in the town centre with principle access from the High Street via West End and local access from King Street.

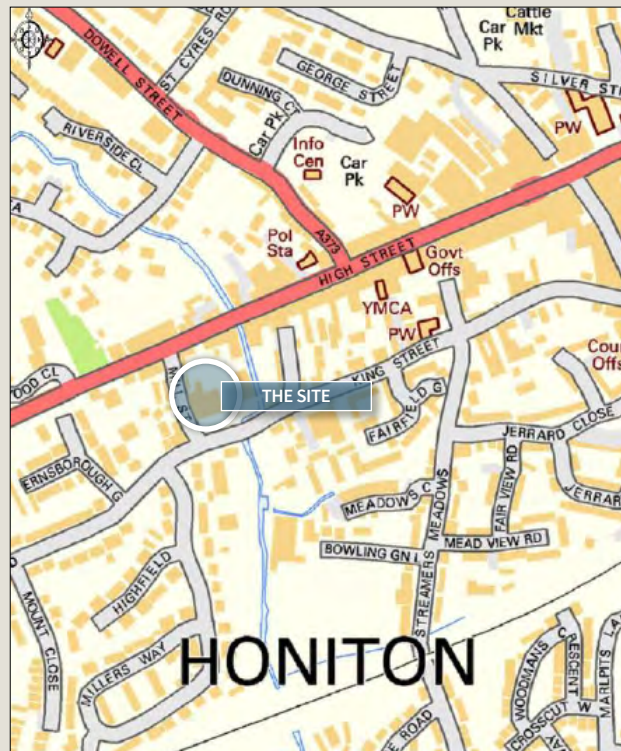
HONITON

Honiton is a pleasant, busy market town situated in East Devon with a growing population in excess of 13,000 (ONS). The town is famous for lace making, pottery and fine antiques centres. The High Street is wide enough to allow parking on both sides and is lined with Georgian buildings.



The Property

The property comprises a total ownership of circa 1.5 acres.



DESCRIPTION

The property is the former site of an agricultural machinery merchant. A number of warehouses and industrial buildings exist on-site. A bridge provides vehicular access to the adjoining land located over The Gissage.



Foundry Yard

The Property

PLANNING

There is both local and National planning policy support for the redevelopment of the site for alternative uses. The site presents an opportunity a variety of uses, subject to planning, including residential, mixed use, and commercial.

Any proposal for the re-development of the site should take full advantage of its town centre to maximise development potential.

There are a number of development constraints which may require further investigation; these include:

- Flood risk
- Ground conditions
- Access/highways
- Heritage considerations.

Proposed development: Mill Street and Honiton Street elevations.



Foundry Yard

Further information

SERVICES

The property benefits from main water, drainage, gas and electricity.

TENURE

The property is being offered for sale freehold with vacant possession subject to site relocation.

RATEABLE VALUE

We have gained the following information via the Valuation Office Website www.voa.gov.uk.

Interested parties should make their own enquiries

Rateable Value: £43,250.

VACANT POSSESSION

The land will be sold freehold with vacant possession on legal completion.

CLAWBACK

The site will be sold subject to a clawback clause. If the purchaser disposes of the site before receipt of any planning permission they will share 50% of any uplift in value with the vendor.

VAT

We understand that the vendor has elected to charge VAT on the sale price.

METHOD OF SALE

The site is being sold through informal tender. Either unconditional or subject to planning proposals are sought. Bidders should provide the following information in submitting a bid:

1. Offer level
2. Any conditions of offer
3. Timings associated with purchase
4. Details of any deferred payments
5. Abnormal costs allowed
6. Details of any Board approvals gained or sought
7. Overage proposals are welcomed
8. Proof of funds or funding agreement for the acquisition.

Offers are to be submitted to **Adelle Moore** at **JLL** by email by **1pm** on **Friday 5 October 2018**.



Contact

For further information and expressions of interest, please contact:

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Subject to contract.
Particulars dated August 2018.



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