

# APPROX. 1.70 HA (4.20 ACRES) POTENTIAL DEVELOPMENT LAND

## RUSSELL WAY, EXETER, EX2 7EZ

**TESCO  
STORE**

RUSSELL WAY

A379

ON THE INSTRUCTIONS OF TESCO STORES LTD

**alder king**

PROPERTY CONSULTANTS

**01392 353080**

[www.alderking.com](http://www.alderking.com)

**KLP**  
KITCHENER  
LAND AND PLANNING

- Available as a whole or in two lots
- Outline Planning Permission Ref.17/1962/OUT
- 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 1.70 hectares (4.20 acres) for various opportunities such as retail, commercial, residential, care home, etc, subject to the requisite planning consents.

The northern part of the site (former car park area) extends to approx. 0.72 hectares (1.79 acres) and now has outline planning permission (ref.17/1962/OUT) for development of a bulky goods non-food retail unit (Class A1). The illustrative layout plan shows a unit of approx. 13,200sqft, although the planning permission has a condition (No.4) stating that the development shall comprise one single retail unit with a gross floor area not exceeding 1,230sqm (13,240sqft).

The southern part of the site extends to approx. 0.98 hectares (2.41 acres) and 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.

## 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.

## METHOD OF SALE

Conditional and unconditional offers for the whole or part, are invited for this freehold land.

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

## SERVICES

There is a Virgin Media cable running near the southern boundary of the site, however, interested parties should make and rely upon their own enquiries of the relevant services providers for their proposed development plans.

## PLANNING

A detailed planning application (Ref.17/1871/FUL) for “construction of 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 southern part of the site, was refused by Exeter City Council on 31<sup>st</sup> August 2018.

An outline planning application (Ref.17/1962/OUT) was submitted by Tesco for development of a non-food retail unit (Class A1), with associated deliveries yard, car parking and landscaping on the northern part of the site (former car parking area), was validated on 21<sup>st</sup> December 2017 and planning permission was granted on 14<sup>th</sup> May 2019.

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

## CONTACT



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 01392 879300



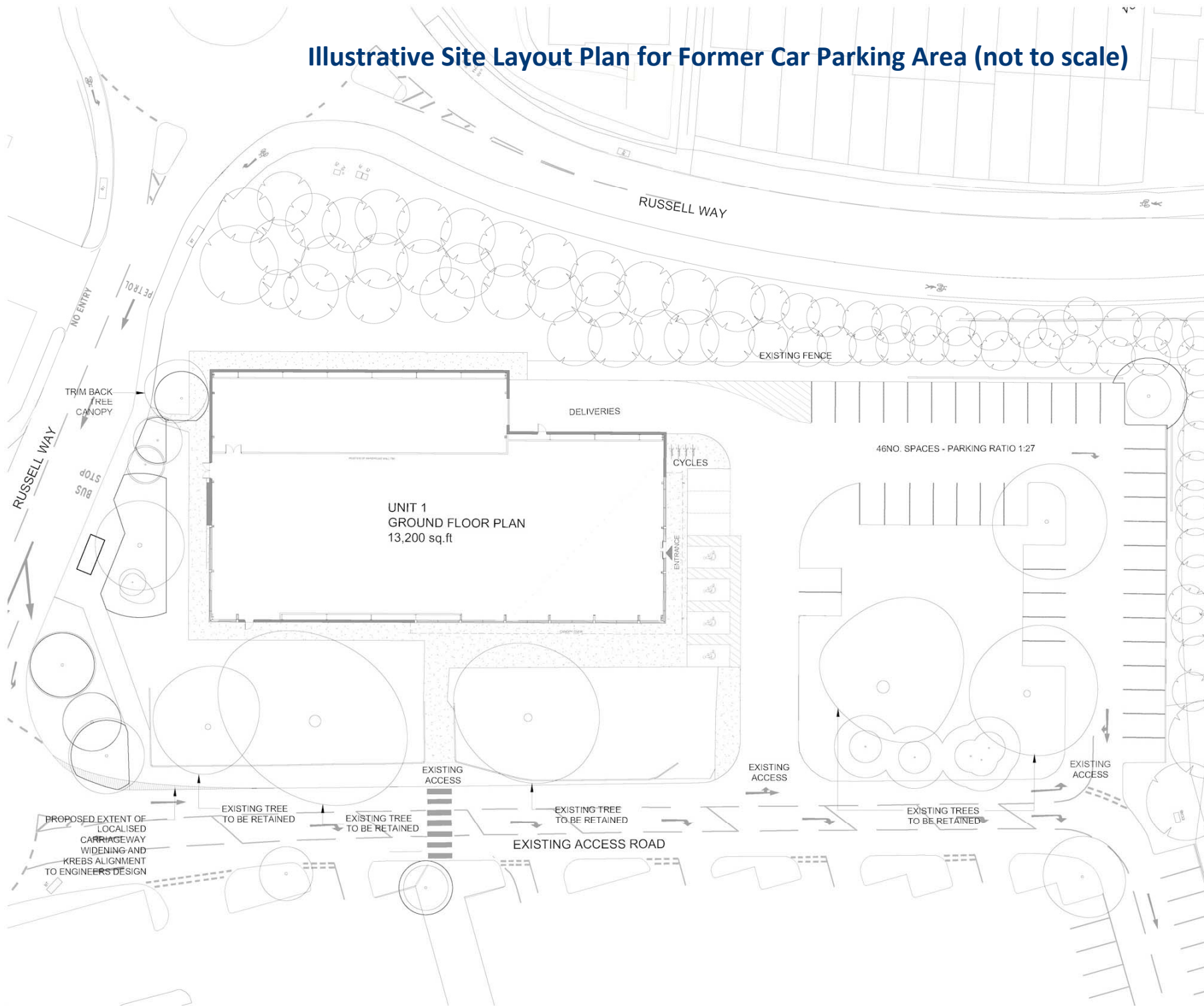
Endeavour House, Pynes Hill  
Exeter, EX2 5WH  
Email: [srossiter@alderking.com](mailto:srossiter@alderking.com)  
Tel. 01392 353080

## OS Location Plan (not to scale)





# Illustrative Site Layout Plan for Former Car Parking Area (not to scale)



SCALE 1:200 @ A1 / NTS @ A3  
LENGTH IN METRES



View across the northern part of the site looking south





View of the southern site from Russell Way