

**FOR SALE:  
MAJOR 10 ACRE  
WATERSIDE  
RESIDENTIAL-LED  
MIXED-USE  
DEVELOPMENT  
OPPORTUNITY**

**Supporting the  
Council's ambitions  
for the Water Lane  
Area of the City**

## HAVEN ROAD, EXETER







WALES&WEST  
UTILITIES

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CUSHMAN &  
WAKEFIELD

## LAND AT HAVEN ROAD, EXETER, EX2 8DS

### Location & Description

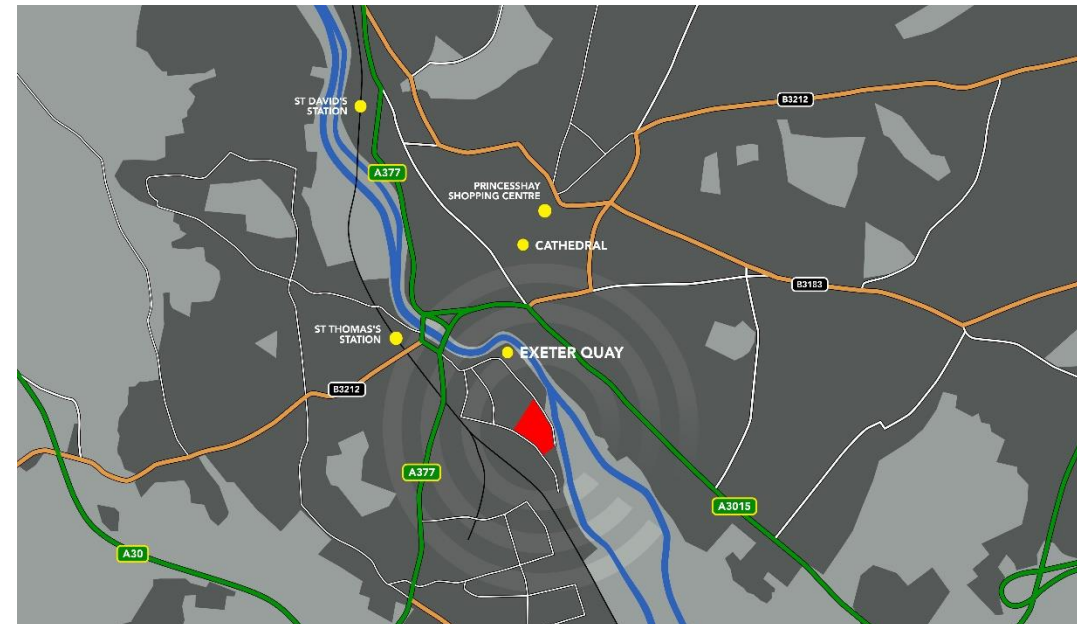
The site is situated in the Quay area of Exeter, benefitting from views over the River Exe, approximately 0.5 miles south of Exeter City Centre (a 10-minute walk), approximately one mile southeast of Exeter Central Station and 0.75 miles south of Exeter Cathedral.

The site is accessed directly off Maritime Close, which connects via Haven Road to the A377 providing direct access to the A30 to the south. The A30 provides direct access to Junction 31 of the M5.

The site extends to a gross area of circa 4.05 hectares (c.10.0 acres), which is jointly owned by National Grid and Wales and West Utilities Limited.

The site was previously used as a gasworks, which included associated land, buildings and two gas holders. The two large gas holders have been demolished, cleared and backfilled. The former Sports and Social Club remains in situ but is not listed. All buildings on site can be demolished subject to the necessary consents and operational considerations by WWU.

The surrounding area has historically been industrial in nature, with industrial units to the rear of the site. To the south of the site, separated by the railway line, is Marsh Barton Industrial Estate, while to the west is residential housing. However, there are now more recent residential redevelopments (together with leisure amenities) to the north and northwest of the site.



### Site Context & Technical Investigations

#### Location & Description

Land Ownership & Title

Planning & Liveable Exeter

Masterplan, Highways & Flood Risk

Operational Gas Infrastructure

Data Room

Basis of Offers

Contact for Enquiries



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### Land Ownership & Title

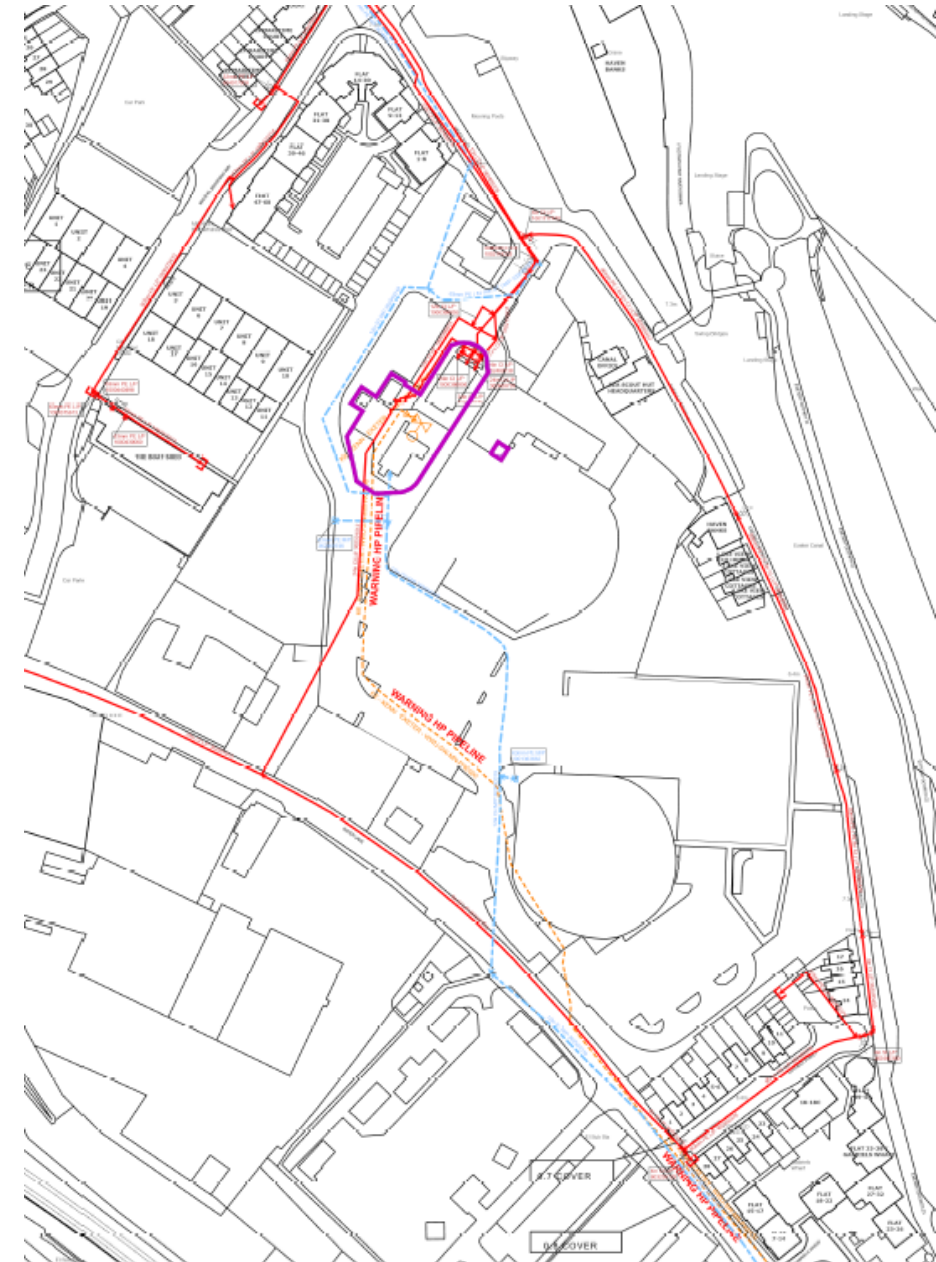
The site is currently within the freehold ownership of two landowners: NG27 Limited and WWU, who have jointly agreed to dispose of the site as a single entity. Prospective bidders should therefore assume that all land within the 'Red Line' area is available freehold.

The site extends to c.10.0 acres, of which approximately 8.26 acres (83% of the Gross Area) is owned by NGP under one freehold title (ref: DN442044).

WWU's freehold ownership is made up of four parcels and extends to a combined area of approximately 1.74 acres (17% of the Gross Area). These are held under a single freehold title (ref: DN442045). The current gas governor, outlined in purple, will be retained by WWU until satisfactory relocation is completed.

Part of the site is owned by South West Water and the site is subject to their occupation.

A Summary Report on Title is included within the **Data Room**.





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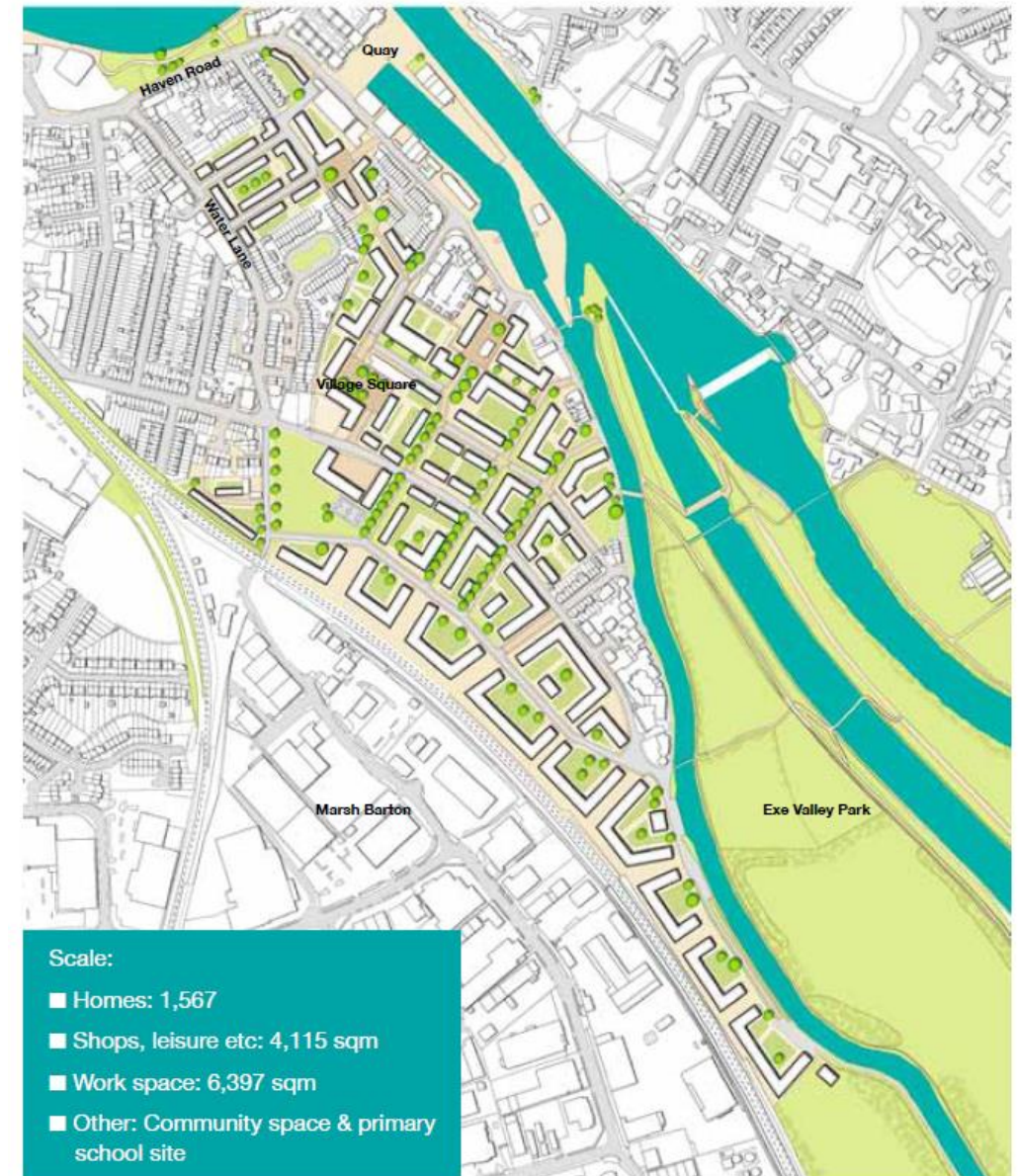
### Planning & Liveable Exeter

The site is located within the 'Water Lane' Regeneration Area (WLRA), which is identified for comprehensive redevelopment in the Local Plan. Suggested appropriate uses include housing, retail (Quay/Canal Basin area), hotels (Quayside) and tourism-related development (Quayside).

This site was referenced in the initial Liveable Exeter document in 2019 and as we understand is in the process of being updated and will come forward in due course.

The Liveable Exeter Document is included in the **Data Room**.

Public consultation has commenced on the site to the southeast (Water Lane Development Management Company Limited) as well as on the Haven Banks Retail Park (situated northwest of the site). Links to the Public consultation websites can be found within the **Data Room**.





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### Masterplan

A high-level site masterplan was prepared in 2018 by Grainge Architects (included in the **Data Room**) which indicated that the site is capable of delivering up to 500 residential dwellings, as well as a range of other commercial and leisure dwellings including retail and hotel usage.

### Highways & Accessibility

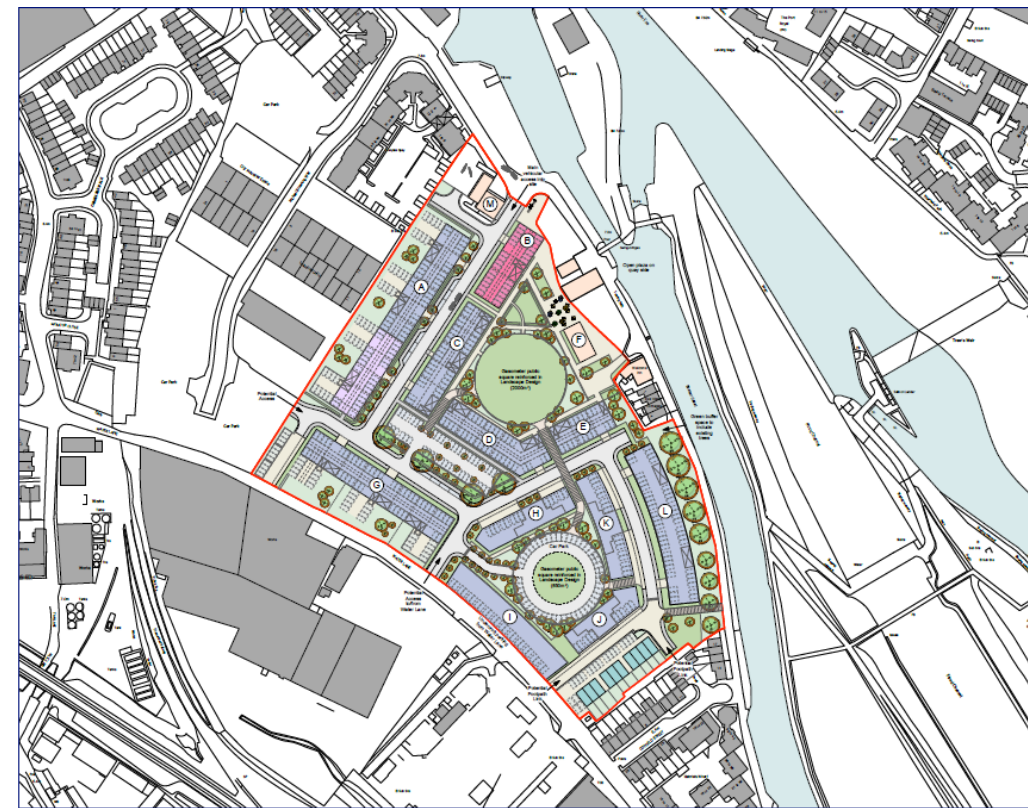
A Transport Review has been undertaken by Vectos which provides an overview of the current (and potential future) transport and accessibility situation at the site.

This can be found within the **Data Room**.

### Flood Risk

This report has been provided to inform potential purchasers of likely constraints associated with flooding and drainage, and guidance on the scope of work that may be needed to address these issues as part of a planning application. Flood defences have recently been updated by the environmental agency to facilitate the development in the wider area. We are advised that updated flood mapping information will be available later in 2022.

A Flood Risk Scoping Report carried out by Vectos can be found within the **Data Room**. Without prejudice, neither NG nor WWU are aware of any historic on-site flooding.



Option E

Apartment Accommodation	Commercial / Leisure
Townhouse Accommodation	Potential Hotel
Potential Office Space	

	Stores	1Bed ~ 50m <sup>2</sup>	2Bed ~ 70m <sup>2</sup>	3Bed ~ 100m <sup>2</sup>	Total
Block A	5	0	92	-	92
Block B	4	0	28	-	28
Block C	5	20	40	-	60
Block D	6	16	36	-	52
Block E	4	4	16	-	20
Block F	2	0	3	-	3
Block G	5	0	72	-	72
Block H	4	9	17	-	26
Block I	4	12	28	-	40
Block J	4	6	14	-	20
Block K	4	9	17	-	26
Block L	4	0	48	-	48
Block M	2	0	4	-	4
Houses	3	-	-	10	10
<b>Total</b>		76	415	10	501

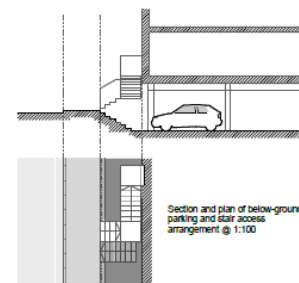
**Potential Hotel (Block B)**  
- 2,920m<sup>2</sup> GIA  
- Reduction of 28 x 2 bed units

**Potential Office (Part block A)**  
- 4,600m<sup>2</sup> GIA  
- Reduction of 44 x 2 bed units

**Parking levels** - 1No. parking space per flat  
1.5No. parking spaces per house

\* site is adjacent to two large public car parks

**Open Space** - min 20m<sup>2</sup> per flat (522 x 20 = 10,440m<sup>2</sup>) required.  
Proposal includes approximately 9,000 m<sup>2</sup> of P.O.S. and is adjacent to the Riverside Valley Park, and Exe Valley designated cycle network.





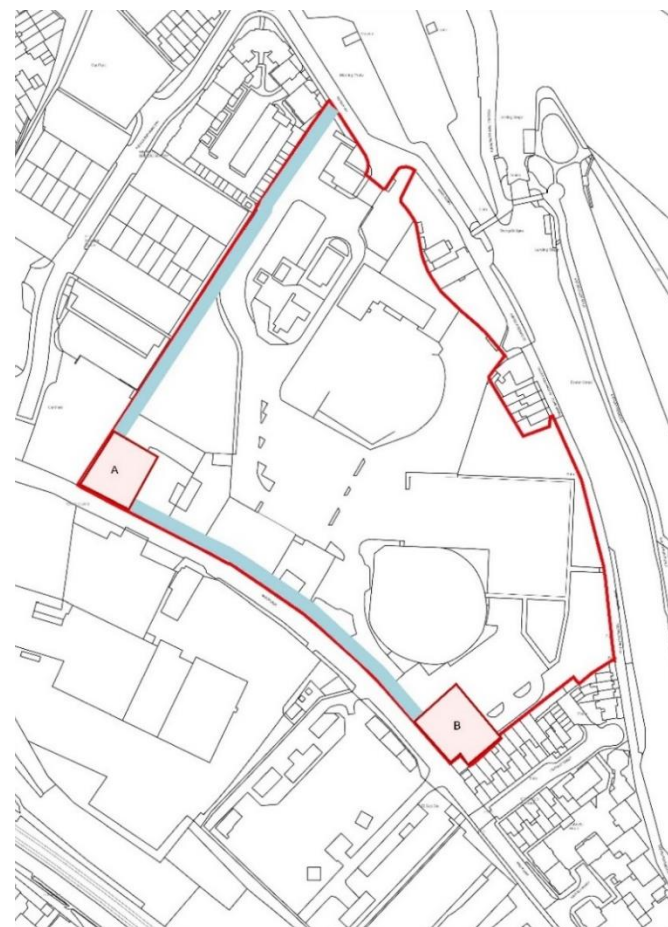
## LAND AT HAVEN ROAD, EXETER, EX2 8DS

### Operational Gas Infrastructure

The site currently has a number of gas mains which cross it, including a High Pressure (HP) main. These mains have an impact on future development potential. Accordingly, it is appreciated that such mains, and associated operational equipment, may need to be rationalised and relocated, potentially on site, in order to release such development potential

Two potential on-site locations may be available and are worthy of consideration for the new gas governor relocation, as shown marked A and B on the plan. Other options may also be available, including potential off-site locations controlled by third parties. These will be taken into consideration.

W&WU will enter into meaningful discussions regarding the relocation of the gas infrastructure either on or off-site to suitable locations subject to payment of reasonable costs, all necessary easements and land being provided. A letter of understanding is included in the **Data Room**.



### On-site relocation options

#### Total Site Area: 10.0 Acres (4.05 Ha)

The gas governor compound has the potential to be relocated to either the northwest (A) or southeast corner (B) of the site. A & B are approximately 750 sqm in size each. This will release c.80% of the site for unfettered development (subject to mains relocation and associated easement width).

A historic technical report has been undertaken by Fingleton Wright. This report has been updated as necessary and is provided on a without prejudice basis to provide a guide to potential purchasers associated with the possible relocation of the HP mains to either Point A or Point B, which will be in the region of £3.5 million (updated as necessary). A summary of the report will be available at a later date.

### Easements

Easements are highlighted in blue, and W&WU will require access to either A or B to fulfil maintenance and repairing obligations.

Potential routes for the high pressure gas main and requisite easements are highlighted in blue. Easements will need to be approximately 3 meters either side of the high pressure gas mains and 1 meter either side for the low pressure gas mains. W&WU will work with the chosen developer to relocate the gas governor and high pressure mains. Further detail can be reviewed with shortlisted purchasers.

### Ground Conditions

A summary report is enclosed within the **Data Room**. Shortlisted parties will be provided with a comprehensive information pack on this aspect. The purchaser will have to enter into the vendor's standard environmental indemnity.

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### Data Room

The following documents will be included in the **Data Room**:

Data Room Documents
Land Ownership & Report on Title
Existing gas infrastructure and associated easements
Potential WWU Retained Operational compound and easements (on-site)
Indicated associated gas main easements
Topography survey
Liveable Exeter Vision Document
Site Allocation Policy
Grainge Masterplan (indicative)
Vectos flood report
Vectos highways report
WWU Environmental Indemnity
Gas Infrastructure relocation letter
Photo of former Sports and Social Club

Access to the **Data Room** will be provided on completion on the NDA, which will be available on request from the sole agents (C&W).

Shortlisted parties will be provided with additional information on both ground conditions and the proposed relocation options of the gas governor and associated infrastructure.

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#### Site Access

Access to the site must be arranged through C&W, who will confirm requirements in relation to the appropriate safety clothing and footwear.

#### Bases of offers

Offers will be considered on both a conditional and unconditional basis.

#### Proposed Program

The objective of the landowners is to select a preferred purchaser by the end of 2022.



#### Contact for Enquiries

Contact details are below:

**Rob Adams MRICS**  
 Senior Surveyor, Development  
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 07810 756 077  
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- NGPH and WWU reserve the right to refuse any tender or scheme, to negotiate changes to scheme details and to withdraw the site from sale at any time;
- NGPH and WWU are not liable by way of contract, quantum, merit or otherwise for any work undertaken or costs incurred by any respondent in connection with the preparation, submission or assessment of any proposal;
- The respondent is responsible for independently checking and satisfying themselves as to the accuracy of the information provided.

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