

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Substantial range of period Grade II Listed Barns with planning consent for conversion into 3 Residential Units, but also suitable for conversion to up to 3 Office Units (STP), on a total site of Approx. 0.67 of an Acre

**Noon
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Offers are invited in the region of £275,000 for this substantial Development Site
Lower Southwood Barns, Rockbeare, Near Exeter, Devon EX5 2LN

SITUATION AND DESCRIPTION

Lower Southwood Farm is a Grade II Listed range of Barns set within 0.67 of an Acre in a semi-rural location, but on the edge of Rockbeare and in close proximity to Exeter Airport, the adjoining Business Parks and the A30 Dual Carriageway. The Barns were granted Planning Consent and Listed Building Consent for Development into 3 Residential Units (18/0783/FUL and 18/0784/LBC) on the 6th July 2018 and this remains a valid consent (5th July 2021). However, the premises would also be suitable for a scheme of 4 Office Units, subject to planning consent, or maybe a hybrid Home / Office development. The Managing Agents for the Estate have had a pre-app with East Devon District Council who have confirmed that under Policy E5 (Small Scale Economic Development in Rural Areas) this site would be suitable for a small scale B1 (Office) development. A copy of this written response is available on request. An office scheme would offer approximately 5,250 sq.ft in up to 4 buildings with potential for 36 Car Parking spaces and break out areas. This change of use would be subject to both Planning and Listed Building consent.

The barns are located within Rockbeare, a sought-after East Devon Village, being set back from the road with open views to the rear. The premises are conveniently located for access to the A30 dual carriageway and the M5 Motorway, as well as the railway station at Cranbrook links Exeter, Honiton and London Waterloo. The new town of Cranbrook is located to the North West and offers a range of additional facilities with Exeter, the Capital City and County Town of Devon within 6 miles of the site, offering a much wider range of educational, Retail and Leisure facilities. The premises are available with vacant possession, and although an unconditional sale would be preferred, a conditional offer would be considered with full details of the purchasers proposal together with details of their team to achieve the planning consent, plus any discussions they have already had with planners etc.

ACCOMMODATION

The barns are approached from Long Lane and Westcott Road, just off Southwood Cross by an access lane running down the side of Lower Southwood Farmhouse and Cottage. The Barns are currently vacant and would offer the potential for a range of up to 4 Office units with a mix of single and two storey buildings and ancillary car parking. Please see plans below for further details.

The buildings when converted to offices could offer the following approximate areas (sizes taken from scaled drawings) :-

Barn No 1 - Ground Floor 94 sq.m - 1,012 sq.ft

Barn No 2 - Ground Floor 84 sq.m - 905 sq.ft
First Floor 84 sq.m - 905 sq.ft

Barn No 3 - Ground Floor 45 sq.m - 485 sq.ft
First Floor 45 sq.m - 905 sq.ft

Barn No 4 - Ground Floor 68 sq.m - 732 sq.ft
First Floor 68 sq.m - 732 sq.ft

Total Accommodation: - 488 sq.m - 5,253 sq.ft

EXTERNALLY

The barns are located around a central courtyard with areas of landscaping and car parking to the side and rear offering parking for up to 36 cars. The site totals approximately 0.67 of an Acre. Additional adjoining land may be available if required by separate negotiation.

PLANNING

The barns were granted Planning Consent and Listed Building Consent for a Development of 3 Residential Units on the 6th July 2018 (18/0783/FUL and 18/0784/LBC) This consent required a Community Infrastructure Levy (CIL) payment of approximately £88,850, although purchasers are advised to make their own enquires of EDDC.

SERVICES

We understand that the vendors have agreed to provide a new SWW mains water supply to the site as part of the sale agreement. This will be installed at such time as is agreed between the parties.

The site currently does not have a mains drainage connection and therefore a new private treatment plant will be required to be installed by the purchaser. Electricity and Telephone are available immediately adjacent to the site, the vendor will grant the purchasers a wayleave to connect into these services as necessary.

RATES

Rateable Value: - The premises are not currently assessed
For further details of the Business Rates payable please contact East Devon District Council (01395 516551)

ASKING PRICE

Offers are sought in excess of £275,000 for this substantial range of Barns with planning consent for Residential conversion, and potential for a B1 Office scheme (Subject to Consents).

Offers that are subject to contract only are preferred, but subject to Planning offers will be considered. However, the Vendors will require them to be accompanied with full details of the proposal, any discussions held with the planners at East Devon District Council plus details of their professional team and their previous experience with such developments. Confirmation that funding is in place for the development will also be required.

If a conditional offer is proposed a conditional exchange of contracts will be required to secure the premises for the period required to allow the purchaser to obtain the necessary planning consent to discharge this condition. Full details on request.

LEGAL COSTS

Each party are to responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the purchase price on this occasion.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0584)



Tel. 01392 691007

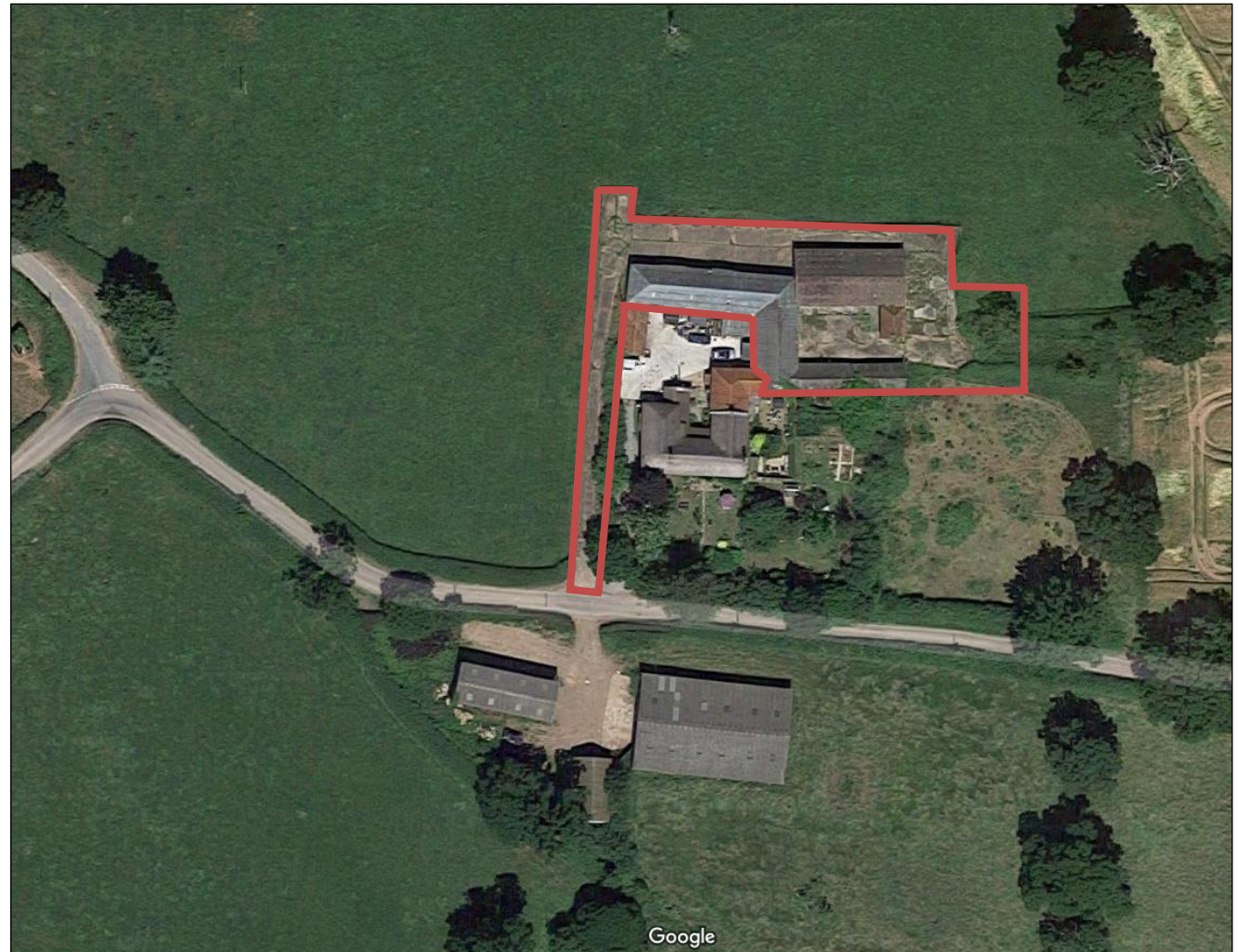
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Site plan – Not to Scale and for Identification Purposes Only





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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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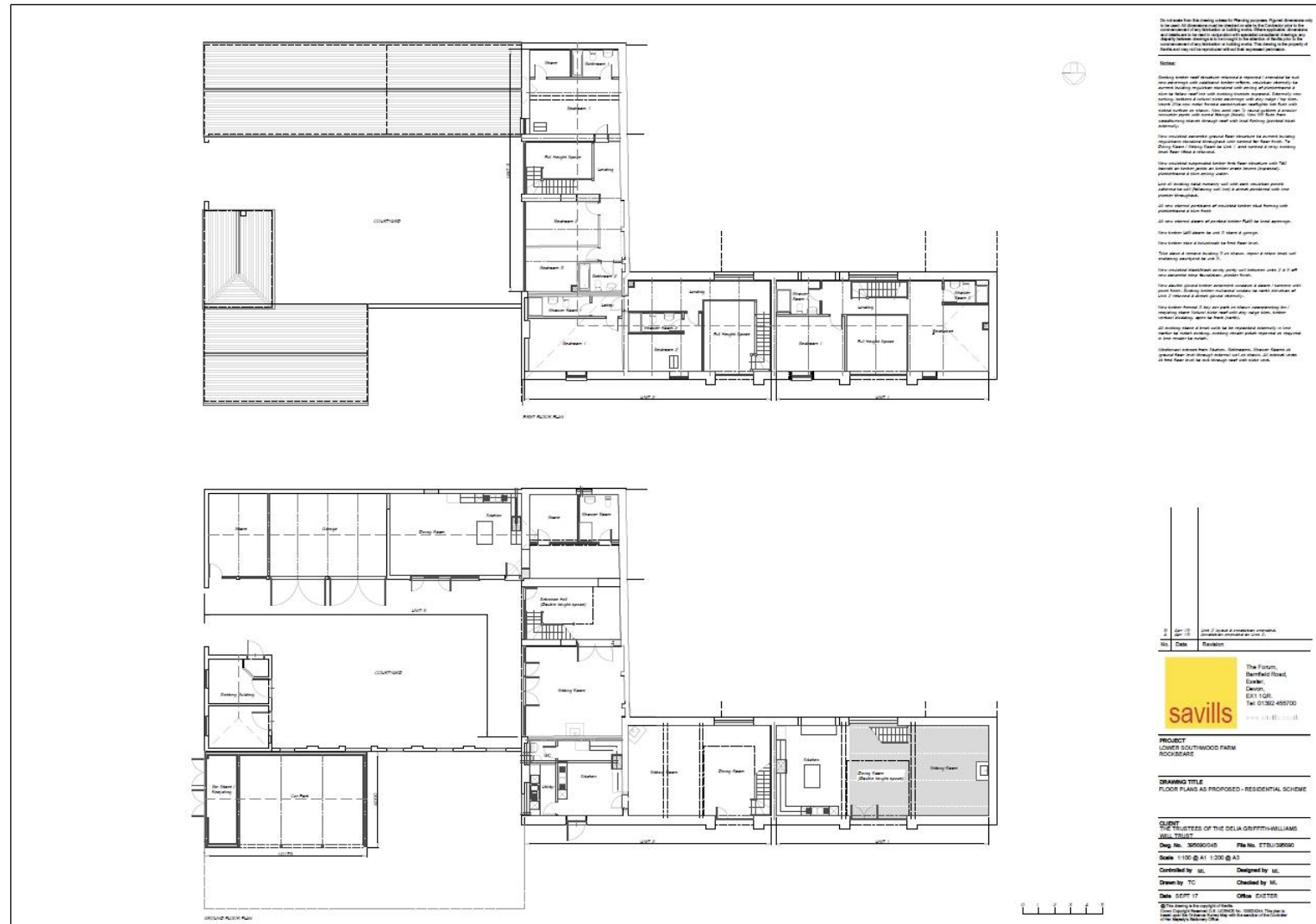
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Existing Elevations and Floor Plans



Residential Floor Plans



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Residential Elevations



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CGI Layout for Residential Scheme

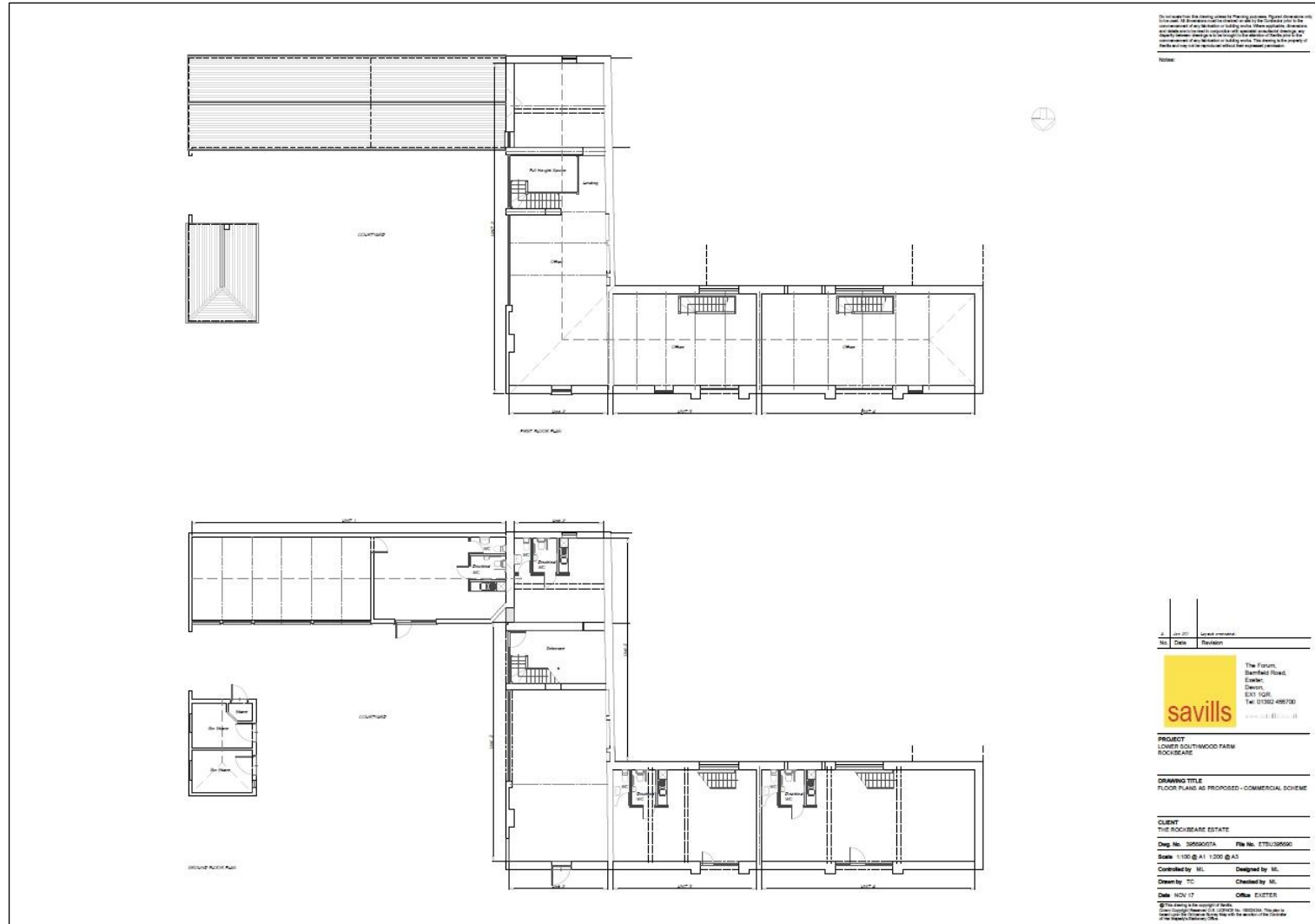


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Commercial Floor Plan



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Commercial Elevations

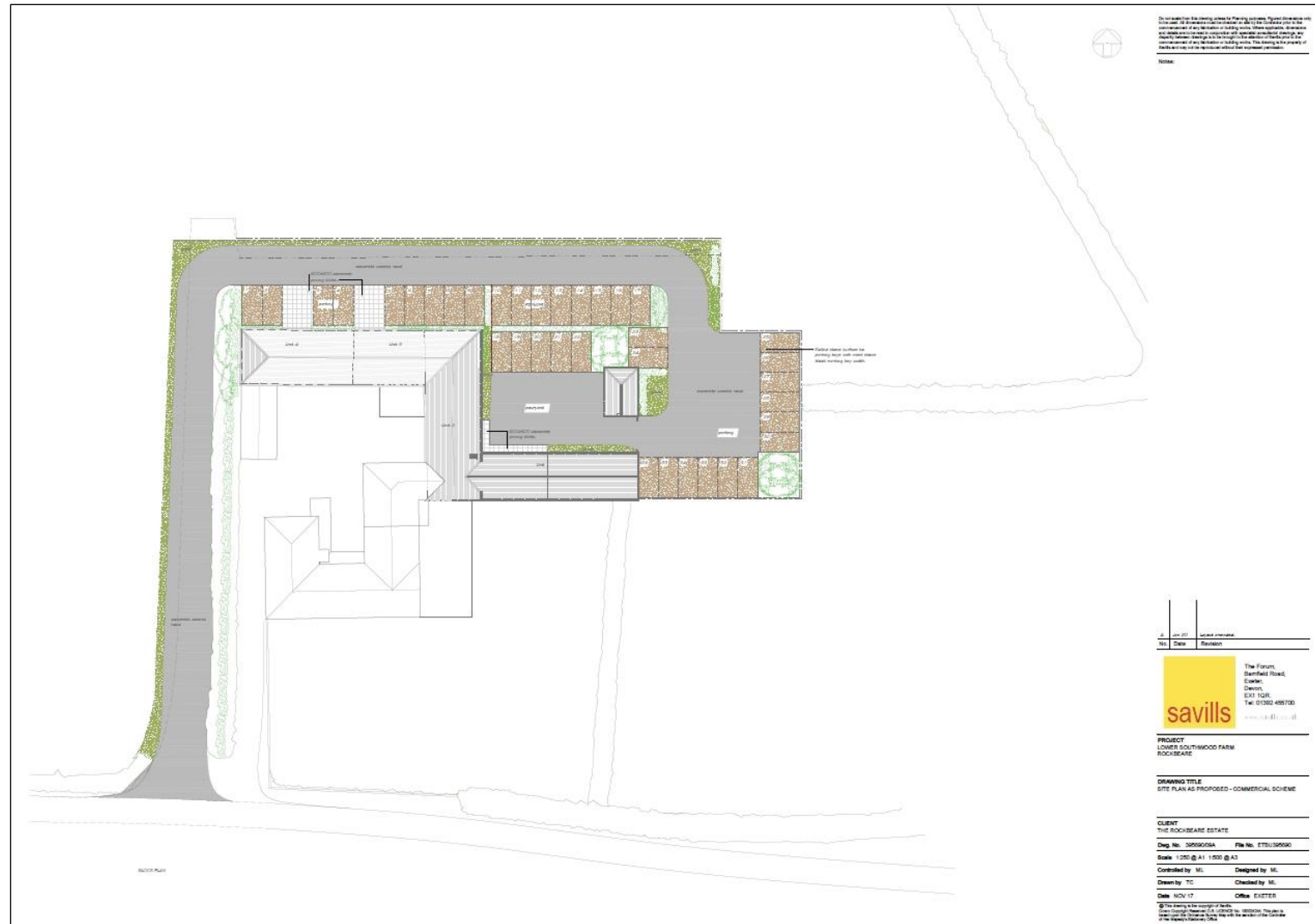


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Commercial Site Plan



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