

## 7-11 NORTH STREET

**St David's, Exeter, Devon EX4 3QS**

Mixed use redevelopment opportunity with planning permission, situated in Exeter's City centre





## SITE SUMMARY

- Full planning permission for 19 apartments and 3 commercial units
- Potential for additional fifth floor penthouse subject to planning
- Planning reference 19/1385/FUL
- Prime City centre location in close proximity to a wide range of local services
- Freehold interest



## EXETER

Exeter is a thriving Cathedral City with a growing commercial base and an affluent catchment population. The City benefits from excellent communication links, with two main line railway stations providing services to London Paddington and London Waterloo and an international airport, which provides services to a small range of national and international destinations.

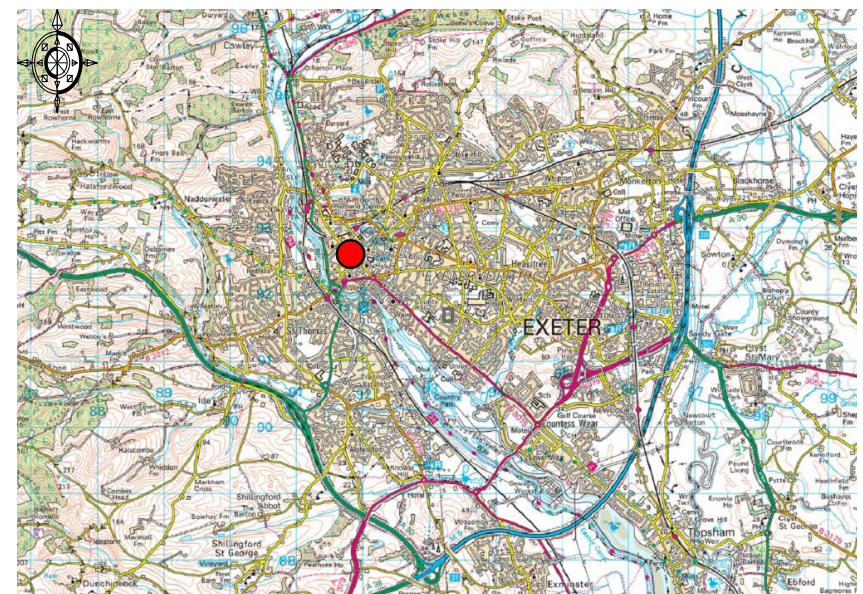
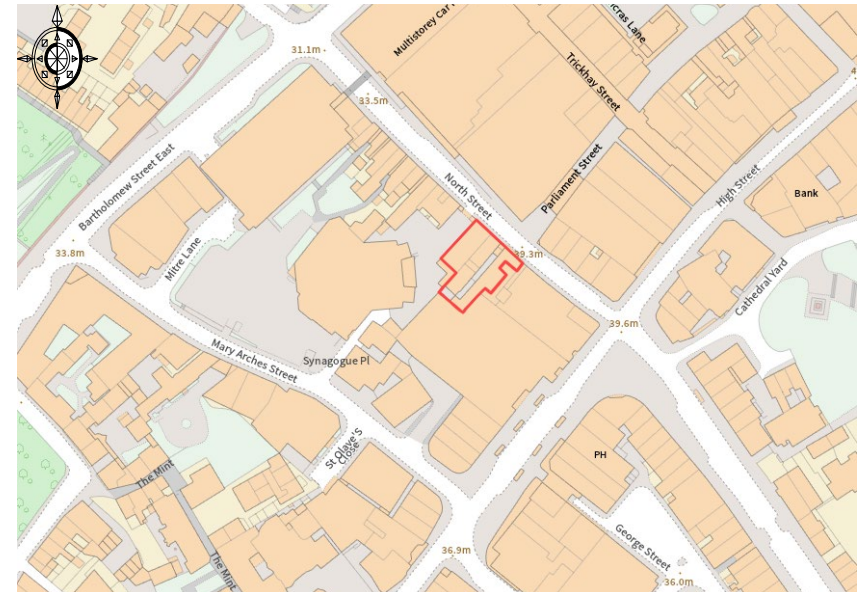
Exeter offers a full range of facilities and amenities including a range of independent schools, an award winning shopping centre and a highly regarded Russell Group University.

## LOCATION

The Property is located in the heart of Exeter's City centre, about 50m from North Street's intersection with Fore Street, the High Street and South Street and 150m north west of Exeter Cathedral. North Street, via South Street leads onto Topsham Road to the south west and via St David's Hill, leads onto Bonhay Road (A377) to the north east, both of which are main arterial routes into Exeter.

The Property's City centre location means that it is situated in close proximity to a wide range of local services and amenities. The Guild Hall Shopping Centre is located approximately 150 yards to the north east which provides a number of shops as well as a Sainsbury's Supermarket. Exeter Central Station is situated 0.3 miles to the north east of the property.

The Property is bordered by the Paternoster Building to the south, Mecca Bingo Hall to the north and north east, North Street to the east and Pure Gym to the west.



DESCRIPTION

7-11 North Street comprises a terrace of four properties, over four storeys with courtyard space to the rear. Most of the Property is vacant, however the ground floor of 9a and 11 North Street benefits from an existing commercial lease with Admiral until 11th March 2030.

The remaining ground floor space has most recently been let to commercial operators and the upper storeys have been used as either offices or residential dwellings.

The site extends to approximately 0.15 acres (0.06 HA).

PLANNING PERMISSION

Full planning permission was granted on 18th December 2020 (planning reference: 19/1385/FUL) for an extension to create an additional storey, conversion and internal alterations of the first, second and third floors, to form 19 apartments and for change of use of the ground floor of 7 North Street from restaurant (A3 use class) to amusement arcade (Sui Generis) and 11 North Street from Sui Generis to A1 shop/retail use.

Potential for additional fifth floor penthouse subject to planning.

The outstanding pre-commencement planning conditions are stated below:

Condition 4 - A Construction Environmental Management Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development on site and adhered to during the construction period.

Condition 5 - Prior to commencement of the development, details shall be submitted to the Local Planning Authority of secure cycle parking provision for the development.

Condition 6 - No development related works shall take place within the site until a written scheme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.

Condition 7 - No development shall take place within the application site until the means of construction of foundations have been agreed in writing by the Local Planning Authority.

SCHEDULE OF ACCOMMODATION

The residential scheme of 19 apartments will have a Net Internal Area (NIA) of approximately 1,365 sq m (14,539 sq ft) and the 3 commercial units will have a NIA of 310 sq m (3,336 sq ft). The proposed unit schedule is provided below:

Residential

UNIT NUMBER	FLOOR	NO. OF BEDS	SIZE (SQ M)	SIZE (SQ FT)
1	1	2	66	710
2	1	2	66	710
3	2	2	66	710
4	3	1	44	473
5	1	2	75	807
6	1	1	64	689
7	1	2	83	813
8	1	2	82	812
9	2	2	78	840
10	2	1	64	689
11	2	2	81	872
12	2	2	82	882
13	3	2	72	775
14	3	1	64	689
15	3	2	81	872
16	3	2	82	882
17	4	1	58	624
18	4	2	79	850
19	4	2	78	840
Total			1,365	14,539

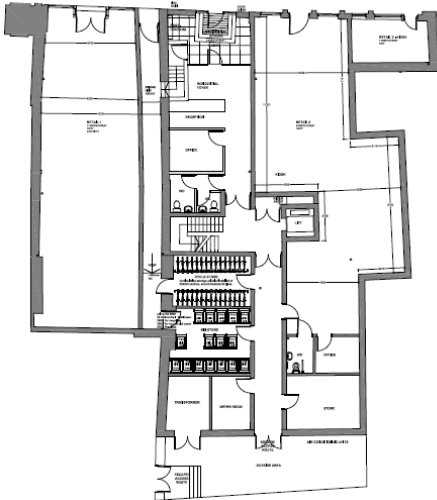
Commercial

ADDRESS	SIZE (SQ M)	SIZE (SQ FT)
7 North Street	30	323
8 North Street	145	1,560
11 North Street	135	1,453
Total	310	3,336

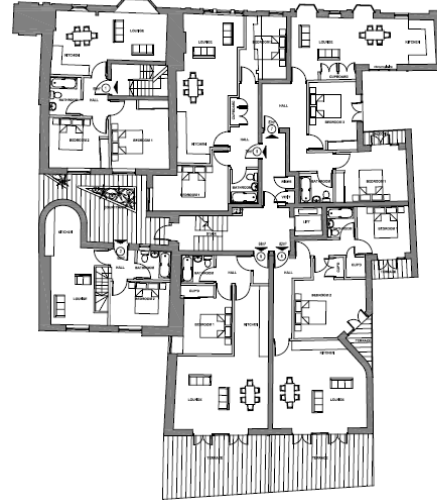
Car parking for the dwellings is proposed to be in the Guildhall or Mary Arches multi storey public car park, owned by Exeter City Council.



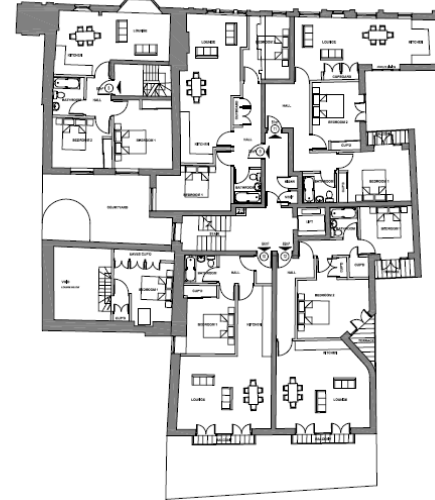




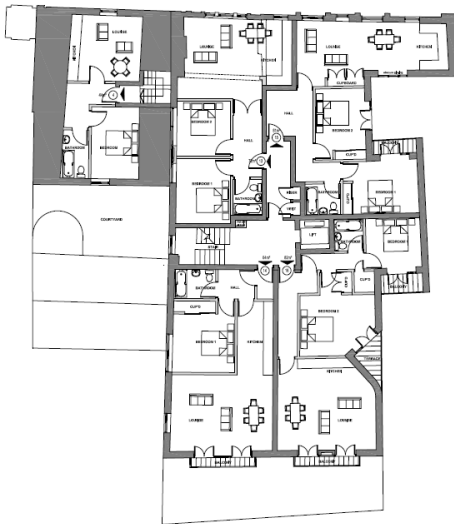
PROPOSED GROUND FLOOR LAYOUT PLAN



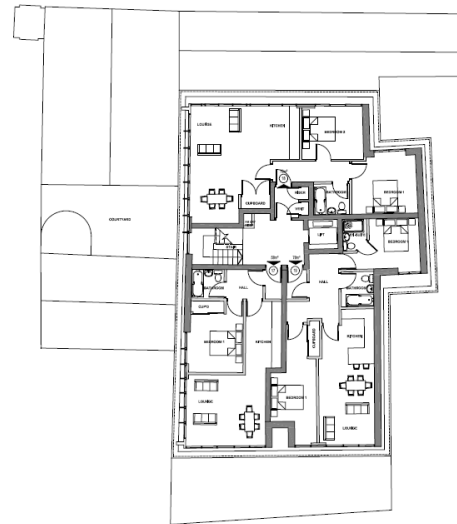
PROPOSED FIRST FLOOR LAYOUT PLAN



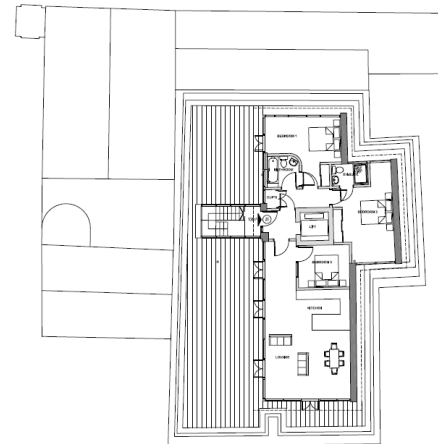
PROPOSED SECOND FLOOR LAYOUT PLAN



PROPOSED THIRD FLOOR LAYOUT PLAN



PROPOSED FOURTH FLOOR LAYOUT PLAN



PROPOSED FIFTH FLOOR LAYOUT PLAN (PROPOSED SUBJECT TO PLANNING)

## SECTION 106 AGREEMENT

Planning permission was granted subject to a Section 106 agreement, dated 13th November 2020, which confirms that the developer must pay the following financial contributions:

- Education contribution: £24,099 (indexed linked).
- Affordable housing contribution: £100,000 (indexed linked).
- Exe Estuary Mitigation contribution: £16,321.

## CIL

We have had sight of the CIL Liability Notice which confirms that the proposed development is liable to pay a CIL levy of £76,107.02.

## TENURE & TITLE

The Property is registered under three separate titles. 7 and 8 North Street are registered under title number DN262097, 9 North Street is registered under title number DN353207 and 9a and 11 North Street are registered under title number DN664296.

All Titles are held Freehold (Title Absolute).

## SERVICES

Search results from the utility providers, showing the location of services in relation to the Property, are provided in the Technical Pack.

## GUIDE PRICE

Offers in excess of £1,000,000.

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the purchaser.



## LOCAL AUTHORITY

The Property falls within the jurisdiction of Exeter City Council.

Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1JJ  
Tel: 01392 265223

## VIEWING

Strictly by appointment with the sole selling agent, Savills.

## FURTHER INFORMATION

A Technical Pack is available which includes:

- Location and site plans
- Title information
- Planning documents
- Proposed floor plans
- Photographs
- Results of service enquiries
- Submission of offers document

Please use the link below to access the Technical Pack:

**North Street - Technical Pack**

## CONTACT

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