

CITY CENTRE DEVELOPMENT SITE FOR FIVE APARTMENTS

NEW NORTH ROAD, EXETER, EX4 4HF

- DETAILED PLANNING PERMISSION (REF. 19/0360/FUL)
- PROPOSED 5 STOREY CONTEMPORARY BUILDING WITH LIFT

GUIDE PRICE £365,000

CGI showing proposed new property

KLP
KITCHENER
LAND AND PLANNING

THE SITE - EX4 4HF

Located on New North Road, close to both the heart of the City and the University, this brownfield development site extends to c. 0.04 ha/0.09 acres and offers detailed planning approval for the construction of five new two bedroom apartments.

The approved scheme provides for the demolition of the existing garage block and the construction of a purpose-built five storey building, with each floor providing an apartment serviced by a lift and with accommodation to include two bedrooms, bathroom, open plan lounge/kitchen/diner. Each of the properties has a proposed floor area extending to c. 65.8sqm (708sqft).

Interested parties may note however that alternative plans have also been drawn providing an alternative internal layout (without modification to any exterior windows/doors etc) and which excludes the proposed lift and thus increases the size of the proposed apartments to approximately 78sqm (840sqft). It has been estimated by the Agents that this alternation could increase GDV by c. 20%.

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 120,000, 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.

PLANNING

Exeter City Council granted detailed planning permission (ref. 19/0360/FUL) on the 30th October 2019 for the 'Demolition of existing garages and construction of 1 building to form 5 new apartments with associated landscaping'. The Agents are advised that pre-commencement conditions have been discharged and works undertaken on site to commence the consent. A Lawful Development Certificate to evidence this is currently being attained by the vendors – please contact the Agents for further information.

Copies of relevant plans, permission and other associated documents are available to download from our website www.klp.land or can be emailed upon request.

METHOD OF SALE

This freehold site is being offered for sale by private treaty with a Guide Price of £365,000.

S106 & CIL

The Agents understand from the Planning Officers report that the net additional gross internal floorspace is 544sqm and will therefore require a CIL payment (at the 2019 CIL rate of £113.57 per sqm) of £61,782.08. The approved consent does not require the developer to pay any S106 contributions.

SERVICES

Interested parties are advised to make and rely upon their own utility enquiries prior to making any offer. However, the Agents understand that all mains services are available for connection nearby.

VIEWING

Please contact the Agents to arrange a viewing.

AGENTS

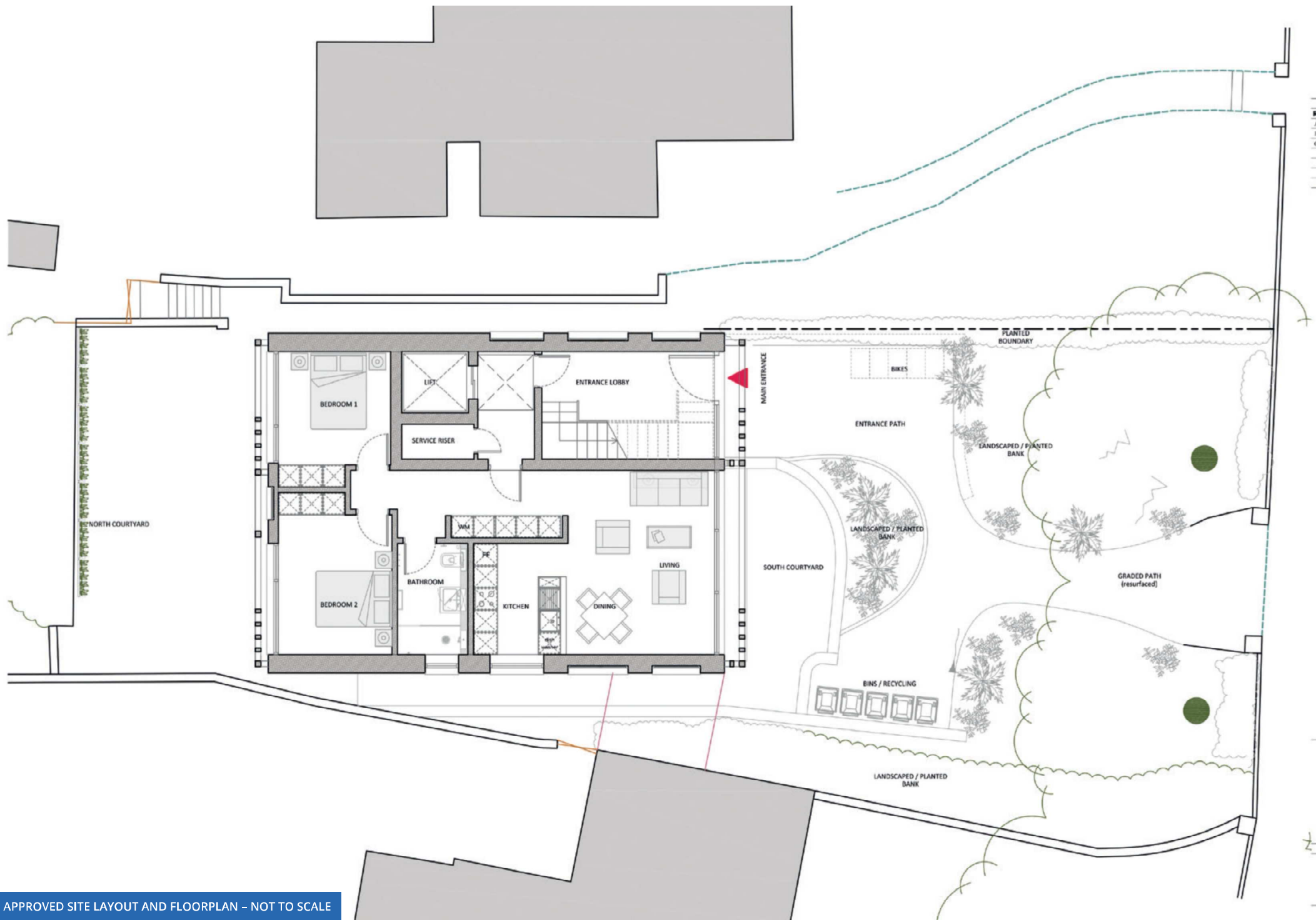


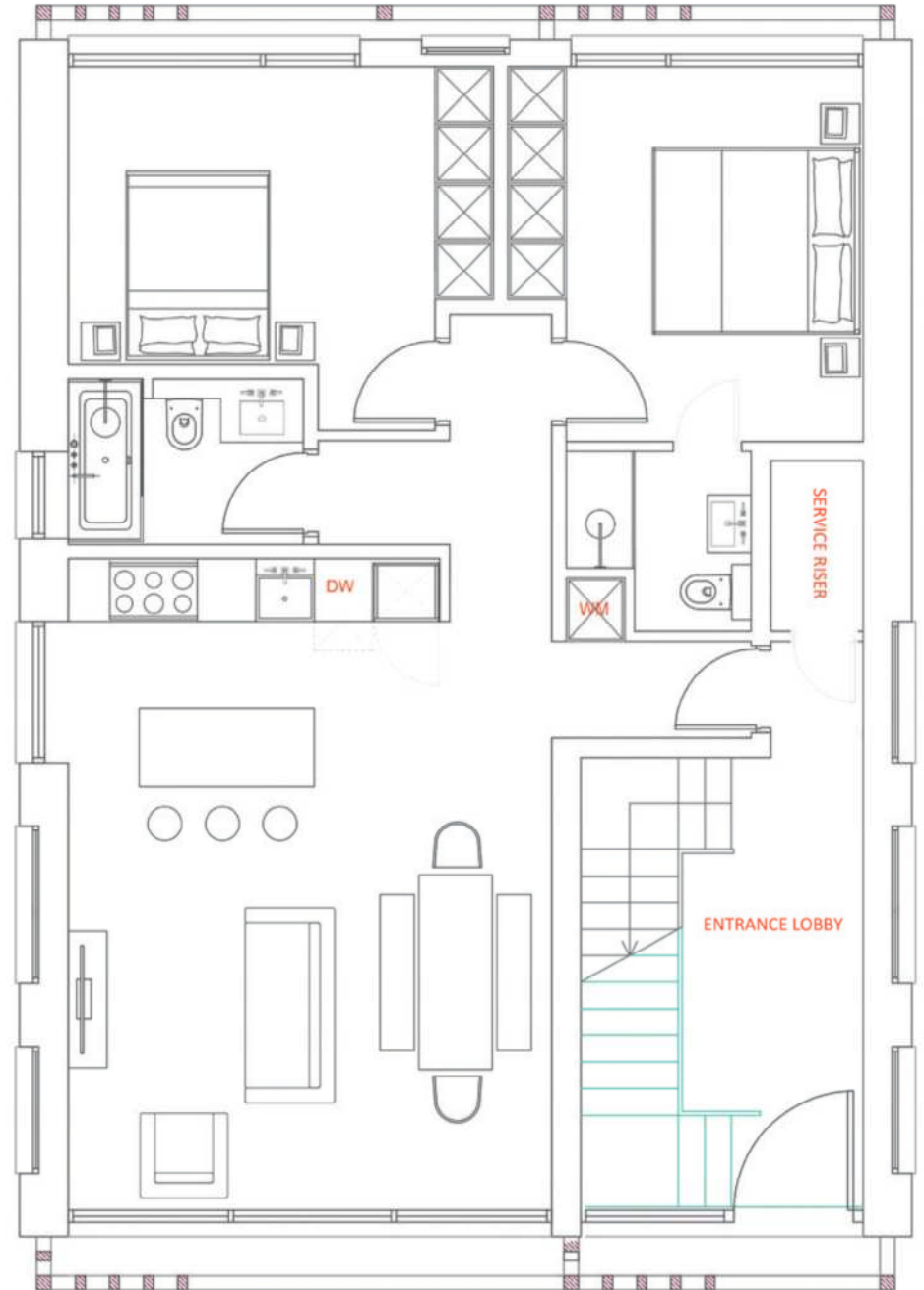
Newcourt Barton
Clyst Road
Topsham
Exeter
EX3 0DB

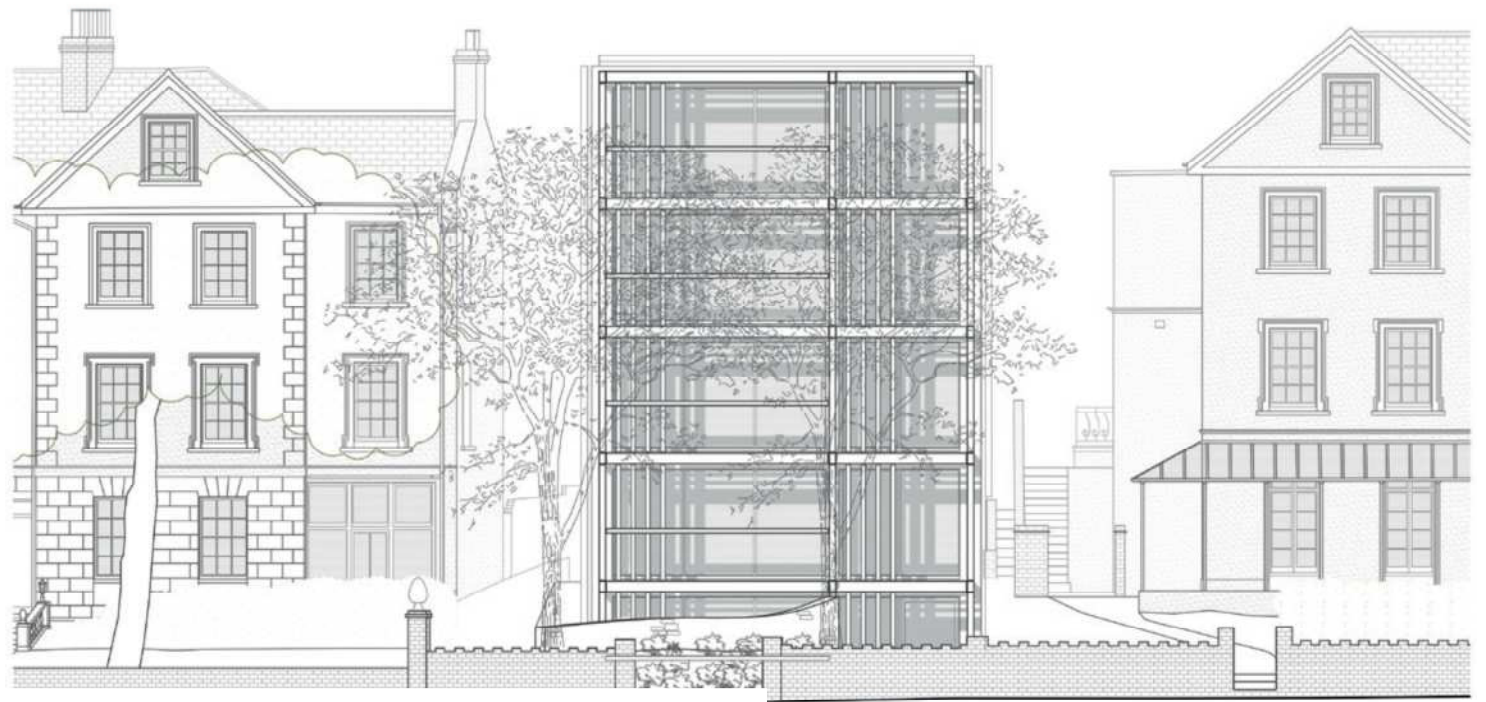
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PROPOSED WEST ELEVATION ▼

▲ PROPOSED SOUTH ELEVATION





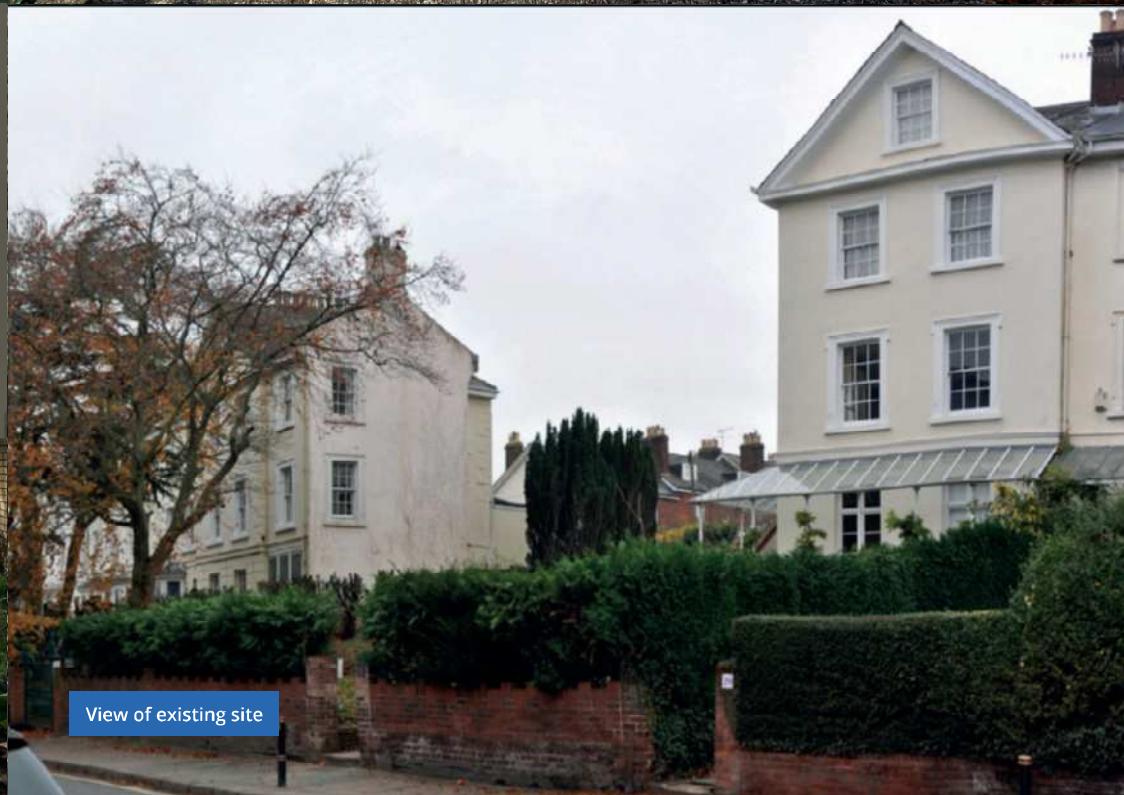
View from New North Rd - prior to demolition and site clearance



View of cleared site and neighbouring building



View from the site facing south towards New North Road



View of existing site