DEVELOPMENT SITE FOR 2 SEMI DETACHED HOUSES
ST LEONARDS  EXETER  DEVON  EX2 4TH

FULL PLANNING PERMISSION (Ref 17/1196/FUL)
APPROXIMATELY 0.028 ha / 0.07 acres
HIGHLY SOUGHT AFTER LOCATION

FOR SALE BY INFORMAL TENDER
BEST & FINAL OFFERS BY MIDDAY FRIDAY 12 JANUARY 2018
THE SITE

KLP are delighted to offer for sale this residential redevelopment site with the benefit of full planning permission for 2 four bedroom 3 storey semi-detached houses. The site which extends to approximately 0.028 hectares (0.07 acres) currently comprises a number of brick built single storey lock up garages/stores which will need to be demolished. Accessed directly off College Avenue leading into a central court yard, the site is situated c.30m from the junction of College Avenue and Magdalen Road.

The approved development is for two attractive, slightly different 4 bedroom house types designed to be in keeping with the existing established dwellings in College Avenue. Accommodation is arranged over three floors, house type 1 extends to approximately 1275sqft/118sqm and house type 2 extends to approximately 1225sqft/114sqm. Both properties benefit from rear gardens.

College Avenue is a cul de sac situated within the highly sought after area of St Leonards, Exeter, approximately 200m from the local shops and services in Magdalen Road and only approximately 1km from the city centre.

EXETER

Magdalen Road is located within the coveted St Leonards area of the city and offers an eclectic range of independent shops that include among others a baker, cafes, fishmonger, florist, delicatessen, restaurants, pub, convenience store and newsagent.

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 Full Planning Permission under application 17/1196/FUL dated 20 October 2017 for the redevelopment of garage block to provide a pair of three storey semi-detached dwellings.

A Community Infrastructure Levy Liability Notice (CIL) dated 20 October 2017 confirms that the chargeable amount due after any relief is £5,107.00. This sum is due to be paid on the commencement of development.

There is no S106 Agreement applicable to this planning permission.

SERVICES, FURTHER INFORMATION

Interested parties should make and rely upon their own enquiries of the relevant services providers.

A comprehensive Planning Information Pack is available upon request from the agents.

METHOD OF SALE

Best and final offers are invited for this freehold property by midday on Friday 12th January 2018. Please see below Tender Form and Tender Conditions, the Tender Form to be completed and returned by interested parties.

We understand that the appropriate notices have been served on all tenants. VAT will not be charged on the sale.

VIEWING

In the first instance please contact Darryl Hendley on 01392 879300.

CONTACT

Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Attn: Darryl Hendley
Email: darryl@klp.land
Tel: 01392 879300
Mobile: 07850 275265
Ref:281/DH

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
Ground and First Floor Plans (not to scale)
College Avenue looking north
TENDER FORM AND TENDER CONDITIONS – LAND OFF COLLEGE AVE, EXETER, EX2 4TH

TENDER FORM – COMPLETE ALL SECTIONS IN FULL
Important – read conditions overleaf prior to completing this form.

Full Name(s)

Company Name if applicable

Address

Contact Telephone Numbers :
Daytime
Evening
Mobile

Tender bid amount subject to contract
Figures £
Words

FINANCIAL POSITION:
Please give as much information as possible, ie, whether you are a cash purchaser; dependent on borrowing (if so, has lending been agreed in principal and with whom?); dependent on the sale of a property; sold your property subject to contract (please provide details of the current position); or any other information pertinent to your financial position which might be relevant. It would be helpful if you would provide proof of funding (letter from bank or building society).

SOLICITORS DETAILS
Name of Firm
Person Acting
Address
Telephone Number

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant)
Signed (second applicant)
Date
Date

Please return this form in a plain sealed envelope marked “TENDER – LAND OFF COLLEGE AVENUE, EXETER” to the vendors agents Kitchener Land and Planning, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB. (Attn: Darryl Hendley) by Midday Friday 12th Jan 2018.

Continue on a separate sheet if necessary.
TENDER CONDITIONS

1. Tenders must be submitted in writing on the tender form provided, no later than midday on Friday 12th January 2018. Forms must be completed in full.

2. Tenders must be enclosed in a plain sealed envelope marked “TENDER – LAND OFF COLLEGE AVENUE, EXETER” and delivered to the vendors agents Kitchener Land and Planning, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Darryl Hendley. Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agent’s offices prior to the specified date and time. Proof of posting will not be accepted.

3. Tenders may be emailed to Darryl Hendley (darryl@klp.land) as an attachment with the subject line of the email “Tender – LAND OFF COLLEGE AVENUE, EXETER” to ensure the email and attachment is not opened until after the tender deadline. It is your responsibility to ensure that the tender form has arrived at the agents, please call to confirm safe receipt of the email.

4. The vendor does not undertake to accept the highest or any tender.

5. The vendor does not undertake to disclose the identity or sale price of any successful tender.

6. No tender will be entertained unless it is of a fixed specific amount.

7. Any conditional offer should include details of the price, any conditions, proposed timescales, a proposed longstop date and any performance terms.

8. The successful applicant will be required to instruct his/her solicitors immediately and will be given until the 09th February 2018, in which to exchange contracts. Should contracts not be unconditionally exchanged within this period, then the vendor reserves the right to withdraw from the sale.

9. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.

IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.

KITCHENER LAND AND PLANNING
NEWCOURT BARTON, CLYST ROAD
TOPSHAM, EXETER, EX3 0DB

Tel : 01392 879300
email : darryl@klp.land

www.klp.land