



NetworkRail

*A major
residential
development
opportunity*

**Prince Charles Road,
Exeter, EX4 7BY**

6.17 hectare (15.25 acres)
development site with potential
for housing adjacent to new
roundabout and extended
Morrisons Supermarket.

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PROPERTY CONSULTANTS

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Location

The site is located approximately 1.5 miles to the North East of Exeter City Centre, in an area of existing mixed residential, commercial and leisure use.

Exeter is the Regional Centre for the South West with a population in excess of 100,000.

The City enjoys one of the highest qualities of life in the country and has a vibrant City Centre and buoyant economy.

There has been a substantial demand for residential land in the City over the last 10 years and there are strong growth prospects for the future.

The Site

The site is identified edged red on the aerial photograph and coloured blue on the site plan.

The site benefits from direct access from the new roundabout which has been constructed in front of the Morrisons Supermarket and gives access to Prince Charles Road.

The land is generally level. A pedestrian access will also be available from Mount Pleasant Road, adjacent to St James Church.

The site has previously been used as operational rail land. Some temporary uses have been accommodated on the site. All of these will be removed at the date of completion of a sale.

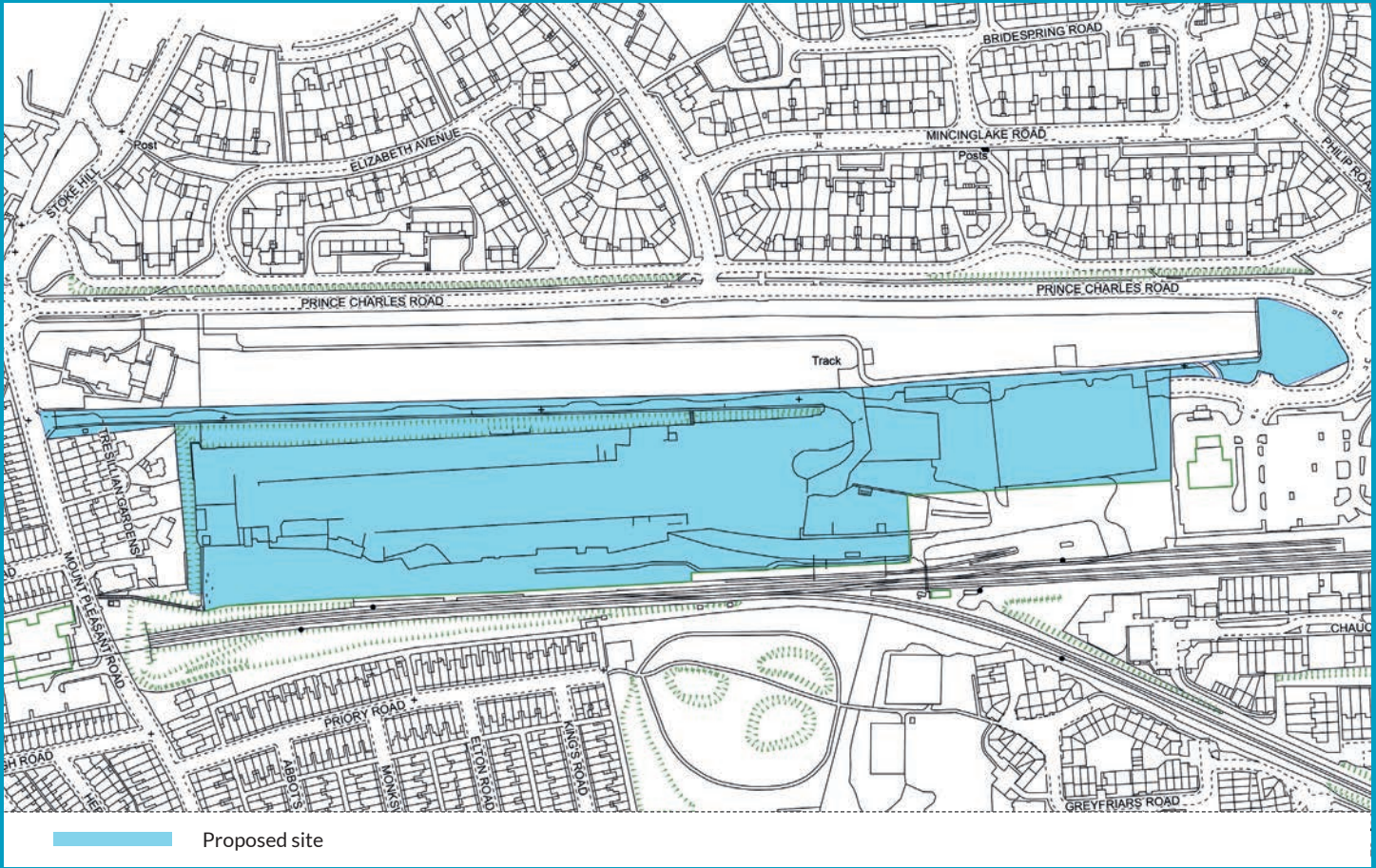
Services

All main services are available to the site, but details on individual services to be sought.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Sale price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.





Planning

Part of the site (4 hectares / 9.88 acres) has already been identified for residential use in the Draft Development Management and Site Allocations DPD.

Policy T8 of the Exeter Local Plan 1st Review safeguards former railway land, such as the Yard at Exmouth Junction, for other transport uses. 1.82 ha was excluded from the allocation in 2013 because at the time it had been thought the land might be required for a bus depot. If that Bus Depot need is to be delivered elsewhere then that part of Exmouth Junction Yard not allocated for residential use would be treated as 'white land', and residential use would be acceptable in principle.

The land owner has been co-operating with Exeter City Council for a number of years in relation to aspirations for the site. Full information and appropriate correspondence will be included in the information pack.

Legal costs

Each party to bear their own legal costs.

Proposal

Network Rail will deal with this site as an outright sale for a defined initial or phased payment, conditional on planning consent. This will include an overage provision.

Expressions of interest in the form of outline or detailed bids conditional on planning consent are sought by Friday 29/09/17 (5pm).

Technical Information Pack

A dropbox information link is available on request, to a data room from the agents and will be issued to interested parties upon request. This will contain more detailed information including Geo Tech reports, flood risk assessment, ecology reports and relevant master plans indicating residential development.

Interested parties should make their own enquiries to the planning department of Exeter City Council: Tel 01392 265271 or www.exeter.gov.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



Further information

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networkrail.co.uk/property

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