FOR SALE

- Eastern half of former academic campus
- Range of academic, office and ancillary buildings
- Approximate site area of 1.03 ha (2.55 acres)
- Approximately 5,058 sq m (54,444 sq ft) GIA floorspace
- Prime location within the ‘Avenues’ of Exmouth, 15 miles from Exeter
- Within walking distance of town centre and seafront
- Some sea views
- Available as a whole or in two lots

08449 02 03 04

gva.co.uk/4057
LOCATION
The main campus of Rolle College is located half a mile from Exmouth town centre and the seafront, on the edge of one of the town’s most desirable residential areas. The seafront and the town centre are within easy walking distance of the site.

Exmouth is a well established and popular resort on the south coast of Devon, with long golden sandy beaches as well as a marina. The town is located approximately 15 miles south east of Exeter on the A376. It sits on the western edge of the Jurassic coastline and forms part of the South West Coast Path.

The town is easily accessible from junction 30 of the M5 motorway at Exeter, which provides links to the rest of the South West and the Midlands, and to London and South Wales via the M4. Exmouth railway station provides links to Exeter St Davids mainline station for trains to London Paddington. Exeter International Airport is located 12 miles north of the site and provides frequent national international flights.

Directions: approaching Exmouth on the A376 Exeter to Exmouth Road, continue towards the town. On reaching a roundabout by Exmouth train station take the first exit and turn right at the following traffic lights. This leads into Rolle Street with the Strand Gardens on the right. Continue up Rolle Street, which leads into Rolle Road and take the second exit at the next roundabout into Rolle Road. Bear left as the road splits, into Douglas Avenue. Continue along Douglas Avenue, the property is located on the left.

DESCRIPTION
The property for sale is approximately 1.03 ha (2.55 acres) and comprises a range of academic buildings including teaching blocks and converted Victorian villas, and the listed Eldin building (shown coloured red on the plan overleaf).

The campus is flat and benefits from mature trees and landscaping. The site is surrounded by desirable residential properties; to the south lies Exmouth Cricket Club and seafront. Briefly, the accommodation comprises:

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>AV SIZE SQ M</th>
<th>AV SIZE SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthbank</td>
<td>231</td>
<td>2,486</td>
</tr>
<tr>
<td>Eldin Building</td>
<td>500</td>
<td>5,382</td>
</tr>
<tr>
<td>Langstone Bungalow</td>
<td>70</td>
<td>753</td>
</tr>
<tr>
<td>Langston Cottage</td>
<td>92</td>
<td>990</td>
</tr>
<tr>
<td>Langstone House</td>
<td>422</td>
<td>4,542</td>
</tr>
<tr>
<td>Langstone Hut</td>
<td>150</td>
<td>1,615</td>
</tr>
<tr>
<td>Maintenance Building</td>
<td>309</td>
<td>3,326</td>
</tr>
<tr>
<td>Science Building</td>
<td>785</td>
<td>8,450</td>
</tr>
<tr>
<td>Spicer Building</td>
<td>1156</td>
<td>12,443</td>
</tr>
<tr>
<td>Studio</td>
<td>297</td>
<td>3,197</td>
</tr>
<tr>
<td>Stork Building</td>
<td>1046</td>
<td>11,259</td>
</tr>
<tr>
<td>Total</td>
<td>5,058</td>
<td>54,444</td>
</tr>
</tbody>
</table>

PLANNING
The Exmouth campus falls within the administrative boundary of East Devon District Council. Planning applications will therefore be determined in the context of the East Devon Local Plan (adopted July 2006). Within the Plan, the site lies in the built up area boundary of Exmouth, within which residential development is acceptable in principle. No site specific or special land use policies apply to the site but it is located adjacent to a Conservation Area and also contains the Grade II Listed Eldin Building. There are a number of trees on the site that are protected by Tree Preservation Orders (TPOs), which are located around the boundaries of the site.

The site is not specifically referred to in any of the emerging East Devon Local Development Framework (LDF) documentation currently available, falling outside the remit of any proposed Area Action Plans. The site is in Flood Zone 1 as defined by the Environment Agency’s flood mapping, where development is not restricted by flood risk.
A Planning Brief was prepared for the site in February 2010 which was intended to set the parameters for acceptable development on the site. The Brief was produced by GVA on behalf of the University of Plymouth in conjunction with Officers from East Devon District Council. Whilst the document was not intended to become formally adopted by the Council it is envisaged that it will provide a degree of certainty for developers on key aspects of the site’s future, such as potential land uses, scale, conservation and planning obligations associated with redevelopment. In summary, the Council has expressed a desire for a mixed use redevelopment in light of the previous established Use Class-D1 educational purposes.

However, viability issues will determine the development mix, and the site could lend itself to a number of uses including:

- Residential – including townhouses, apartments and elderly assisted living units / retirement community / rest homes
- Leisure
- Education – including residential education uses.
- Community Uses – including health centres, public halls art galleries, non residential education and training centres.
- Employment – offices / research and development (use B1 a/b)

SERVICES
We understand that all main services for gas, electricity, water and main drains are within the vicinity of the site. Prospective purchasers should satisfy themselves as to the availability and capacity of such services, as required.

COSTS
Each party will be responsible for their own legal and professional costs incurred. The vendors shall not be responsible for any abortive costs incurred by interested parties.

TENURE
The property is available freehold with vacant possession upon completion. A copy of the title plans and registers are available in the technical pack.

ROLLE EXMOUTH LTD.
University of Plymouth has made the western portion of the campus available to Rolle Exmouth Ltd. (a registered Industrial and Provident Society) under a three year call option.

ENERGY PERFORMANCE CERTIFICATES
In accordance with new legislation, the various buildings have the required Energy Performance Certificates; these are provided separately on an accompanying document and are also included in full in the Technical Pack.
METHOD OF SALE
The property is offered for sale by way of informal tender, with offers invited on one or both of the following lots (as shown on plan):

Lot 1 – shaded red  Lot 2 – shaded green

Please note that unconditional offers for the property are preferred, and average provisions, linked to the granting of planning permission for development on the site, are also invited to supplement the purchase price. Subject to planning offers will also be considered, in which case prospective purchasers should provide a description of the proposed use and an illustrative layout of the proposed development.

The deadline for offers is Friday 29th June 2012, in sealed envelopes to: GVA, St Catherine’s Court, Berkeley Place, Bristol, BS8 1BQ.

Offers should include the following:

- Purchase price and average
- Timing associated with purchase
- Conditions and proposed due diligence
- Evidence and source of funding
- Development proposals, illustrative layout
  (if subject to planning)
- Details of solicitor acting for purchaser

VIEWING DATES
Whilst there are public highways surrounding the site which allow parts of the site to be viewed from surrounding roads, the main core of the site will only be accessible for viewing on the specified viewing dates, which are as follows:

11am – 4pm  17 May 2012
11am – 4pm  14 June 2012

Bookings for viewings can be made through GVA, by contacting James Craven on 0117 988 5314

TECHNICAL PACK
A CD of technical information associated with the site is available containing details such as title plan and register, building plans, EPCs, asbestos survey and planning brief.

Please note that the information supplied in the technical pack has mostly been supplied by third parties and neither GVA nor the vendor is able to ensure the accuracy and reliability of the information provided. The area of land identified in the brochure is taken from Promap according to the boundaries shown on the accompanying site plan. It is the purchaser’s responsibility to check the areas and ensure their accuracy.

DISCLAIMER
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