

PEPPER

Commercial

FOR SALE

DEVELOPMENT OPPORTUNITY

**SITE AT ALBION HILL
EXMOUTH
DEVON
EX8 1JS**



FOR IDENTIFICATION ONLY

0.414 ha (1.022 acres) Approximately

Ref 139

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA
www.peppercommercial.co.uk

LOCATION & DESCRIPTION

Exmouth is a popular East Devon seaside town with a population of some 34,432 (2011 Census) The site is located within the town centre boundary as identified in the adopted East Devon Local Plan 2013 -2031. The town has a rail and a road connection (A376) to Exeter some 18 km to the North, via junction 30 of the M5.

This former gas holder site was never used for gas production and comprises an elevated broadly rectangular shaped area of land to the North East of the town centre. The surrounding area is predominantly residential and within easy walking distance of the town centre.

AREA

We have measured the area from the OS extract and determine that the site extends to some 0.414 ha (1.022 acres) this is inclusive of an area 12m x 12m reserved for an undeveloped telecommunications mast and a further area for an existing gas governor site.

DESIGNATIONS

We have consulted the adopted East Devon Local Plan 2013 – 2031 and have identified the site as not falling within a particular designation but outside the Exmouth Town Conservation Area.

<https://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031>

The site falls within Zone 1 (a low probability of flooding) on the Environment Agency map ([Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](http://www.floodmapforplanning.gov.uk))

PLANNING POLICY

East Devon District Council are preparing a new Local Plan that is expected to ultimately replace the existing Local Plan, that covered the period 2013 to 2031, as well as replacing the Villages Plan and potentially, at a future point in time, the Cranbrook Plan

Details of the affordable housing requirement in East Devon can be found here.

<https://eastdevon.gov.uk/housing-and-homelessness>

SERVICES

The existing gas governor adjacent to the site entrance, together with associated equipment for gas transmission and 1 parking space, will be retained, having minimal disruption to future site development plans. In addition, it is also understood that a small part of the site near to the site frontage, is subject to a mast lease to Arqiva. It is noted that they have not commenced any mast build and the indications are that they are unlikely to do so. However, no commitment or undertaking is given by the vendors and any potential purchaser must satisfy themselves in this regard.

FURTHER INFORMATION

Further information will be made available to shortlisted parties including:

- Governor and Mains summary
- Arqiva Phone Mast Site information
- Title information

TENURE

The land is offered for sale freehold with vacant possession. The property is sold subject to and/or with the benefit of any rights of way, easements, or restrictions, which may exist, whether or not mentioned in these particulars

ACCESS

Currently there are gates along the Albion Hill frontage. Any interested parties should make their own enquiries regarding the suitability of this with a redevelopment in mind.

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CONTAMINATION

The site has not been previously used for gas production; therefore, it is not anticipated that there will be any prohibitive ground contamination issues and is seen as low risk. Shortlisted bidders will be offered, under a confidentiality agreement, a copy of Hydrock Ground Conditions Desk Study, dated July 2015. The sale will be subject to the vendors standard indemnity clause.

GUIDE PRICE/METHOD OF SALE

The Freehold interest is offered for sale by informal tender with offers invited on either an unconditional or subject to planning basis.

A deadline for offers has not yet been set and further information relating to the requirements for submission of proposals can be obtained from the Agents. Neither Pepper Commercial Limited, nor their clients are bound to accept the highest or indeed any proposal for the site.

VIEWING

The site can be viewed from Albion Street. Should internal access be required it must be strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248

VAT

We understand that VAT is not payable on the property. All offers should be made exclusive of VAT.

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.



Contact: Adam Parsons
ap@peppercommercial.co.uk
07808 473248



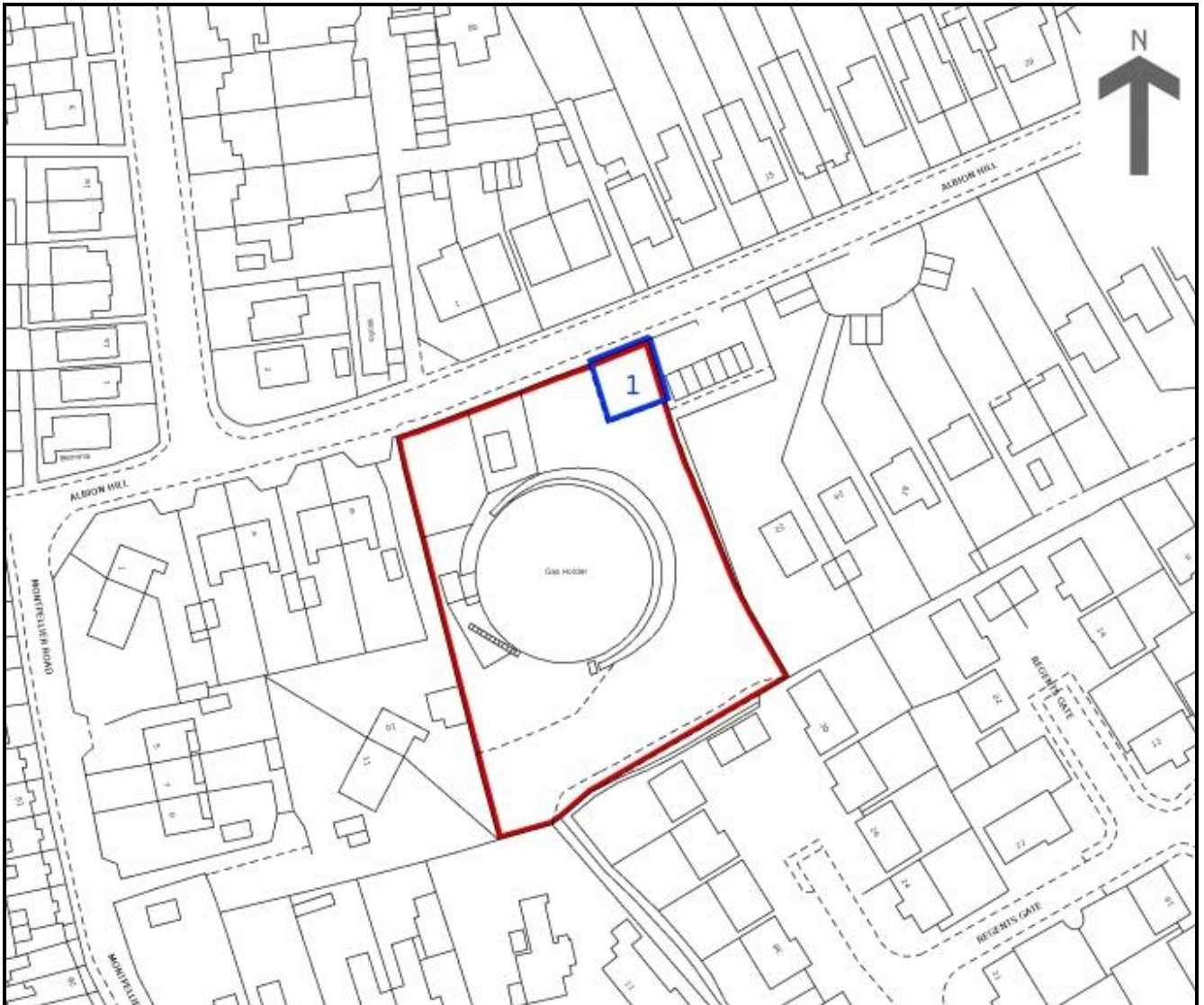
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