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Freehold - Well located mixed Residential and Commercial Development Site of approx. 1.25 acres
Planning Consent for development of up to 14 Dwellings and 690 sq.m (7,450 sq.ft) of Commercial / Business Space

RMS Cars, Pottery Road, Bovey Tracey, Devon, TQ13 9DS

Situation and Description

The site occupies a prominent and well located position in Pottery Road on the edge of Brimley, a sought after area on the edge of Bovey Tracey and Dartmoor. Bovey Tracey offers a range of every day shops and amenities, including an '8 till late' store and a Tesco Local, a primary school, doctors surgery, several pubs and restaurants, two garages, library, cricket pitch and open air heated swimming pool with tennis courts etc. The open Moor of Dartmoor with its rugged Tors contrasted by its sheltered coombes is just a few minutes' drive, offering ample opportunity for walking and rambling. The coastal resorts of Torbay with their excellent sailing and water sports opportunities are within easy driving distance, as is the Cathedral city of Exeter which offers a wide range of work, shopping and leisure facilities in addition to mainline rail services to London (Paddington) and a growing regional and international airport.

The site is located in a mixed area with some business and tourist use and a wide range of residential development including the large development at Kiln Drive which was completed in the 1980s plus the new Taylor Wimpey development of the former Cardew Pottery site known as Monterey Park which is offering 112 new two, three, four and five bedroom homes from £155,000 up to £450,000. The site totals some 1.25 Acres with approximately 951 sq.m (10,200 sq.ft) of existing commercial space. The site now benefits from planning consent for 14 New Build residential dwellings plus the demolition of some of the existing commercial units and the conversion of 2 of the architecturally important buildings with a sympathetic extension to offer a total of approximately 690 sq.m (7,450 sq.ft) of commercial space. This is a mixed area popular with Office / Trade Counter / and Tourist occupiers and therefore a purchaser could continue to use the site for Commercial purposes and redevelop at a later date.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows: -

The site is approximately 1.25 Acres in total stretching from Pottery Road through to the Bovey Tracey bypass which runs along the old railway line at the rear. The site currently is predominantly open yard at the far end having been used for storage of materials and vehicles for a number of years. To the front of the site are a collection of former Pottery buildings and some more recent commercial buildings which have had a B1 / B2 Commercial use over recent years including commercial vehicle repairs and the construction of commercial vehicle bodies. A brief description with approximate sizes are as follow so the front

Building 1 **18.8m x 17.12m (61'8" x 56'2") max**
A substantial steel portal frame building with concreted yard to the front with parking / display area for up to 11 vehicles behind a palisade fence. Leading off to the front is an access to Building 2.



Building No2 – To be retained and converted

Building 2 **22.84m x 7.21m (73'9" x 23'8") max**
An older brick / stone building with timber doors onto Pottery Road and timber doors into the above yard.

Building No 3 **12.82m x 6.32m and 12.24m x 4.30m max (42' x 20'8" x 40'2" x 9'10") max**
A two storey brick building with dual pitched roof and one of the 2 buildings that are to be retained and converted. The building has numerous window and door openings and would suit conversion to a B1 Office or Light industrial use such as showroom, high tech manufacture or other uses such as a Vets, Crèche or children's day centre etc, subject to the usual consents.

Building No 4 **10.49m x 5.87m and 13.72m x 4.30m max (34'5" x 19'3" and 45' x 32'6") max**
A more modern brick and block building with pitched roof and currently sub divided into 2 parts with good access to both. This buildings removal would provide the required access to develop the remainder of the site.



Building No 1 – To be removed and replaced.



Openings in the side elevation to Building No 3



Rear Yard looking from behind the units to the rear of the site.



Building No 3 – To be retained and converted



Frontage from the Bovey Straight coming up Pottery Road



Rear Yard area closest to the Bovey Tracey bypass

PLANNING CONSENT

The premises have recently been granted outline planning consent from Teignbridge District Council on the 28th November 2012 for a Mixed use Commercial (B1) and residential development (C3) under application number 12/01575/MAJ.

The proposal is for the demolition of 2 commercial buildings to the front and the retention and extension of the other 2 to provide approximately 690 sq.m (7,450 sq.ft) of B1 commercial space and 14 new build dwellings to the rear of the site.

The demolition of the 2 existing buildings was granted under Application No 12/02039/CON also dated the 28th November 2012.

Due to the number of Residential Units proposed being below the current threshold operated by Teignbridge District Council, there is no requirement to provide affordable Housing on this site.

SECTION 106 AGREEMENT

The section 106 agreement has been completed for the above site. This provides for a developer to pay £55,744.49 as an open space contribution. This is made up of contributions towards the improvement of existing parks in Bovey Tracey, the upgrading of existing play facilities in Bovey Tracey, a contribution towards outdoor play facilities for teenagers in Bovey Tracey and the provision of new or improved outdoor sports facility to serve Bovey Tracey. Finally a contribution towards provision of new or improved indoor recreation facilities to serve Bovey Tracey using the Sport England Provisional Standards Calculator.

SERVICES

Mains water, drainage and electricity (Including 3 phase) are available on site. We believe that main gas is available in Pottery Road. Interested purchasers are encouraged to make their own enquiries with the relevant service providers to establish the adequacy of the supplies available.

FOOTPATH

There is a requirement on a developer to install a footpath to the elevation fronting Pottery Road.

LIST OF SUPPORTING DOCUMENTATION AVAILABLE

The following documents are available to interested parties in electronic form as PDF documents. Full details on request.

- A. Outline Planning Consent
- B. Planning Design and Access Statement
- C. Site Analysis and Design Brief
- D. Heritage Statement
- E. Section 106 Agreement
- F. Bat and Protected Species Survey Report
- G. Site Visibility and Footpath design
- H. Structural Report on Building No 2 above
- I. Environmental Assessment Contamination Report

CONSULTANTS INVOLVED WITH PLANNING TO DATE

Planning and Development Consultant

Steve Anderson, 1 Lea Vale Road, Bradley Vale, Newton Abbot, Devon, TQ12 1SG. Tel: 01626 362886. Mobile: 07751 484002
Email: planning@andersons10.fsnet.co.uk

Chartered Architect

Daniel J Metcalfe Chartered Architect, Chapple Cottage, Church End Road, Newton Abbot, Devon, TQ12 5DS. Tel: 07854 200903.
Email: danjmetcalfe@hotmail.com

Geotechnical Consultants

A. Robin Hood & Associates, Elmbrook, Church Road, Barton, Torquay, Devon, TQ2 8PN. Tel: 01803 329074

Structural Engineer

David Goodenough, 116 Barton Drive, Newton Abbot, TQ12 1YU.
Tel: 01626 201778. Email: david.goodenough@blueyonder.co.uk

SITE CLEARANCE

Once contracts have been exchanged the site will be cleared of all machinery and artefacts. This may be by way of an auction on the site within an agreed timescale.

PRICE AND TENURE

Offers are invited upon a Guide Price of £775,000 for the freehold of this unusual site. The site will either suit a developer who wishes to complete the development as per the outline consent, or possibly an existing commercial occupier who wishes to use the site in the short to medium term with the development potential for the future.

RATES

Rateable Value: £25,750 (2010 Valuation)
Please contact the business rates department of Teignbridge District Council for further confirmation. (01626 361101)

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

As 2 of the commercial buildings are to be demolished and the other 2 will be substantially rebuilt, and neither of these have any form of heating, we are advised an EPC is not required in this instance.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0000)



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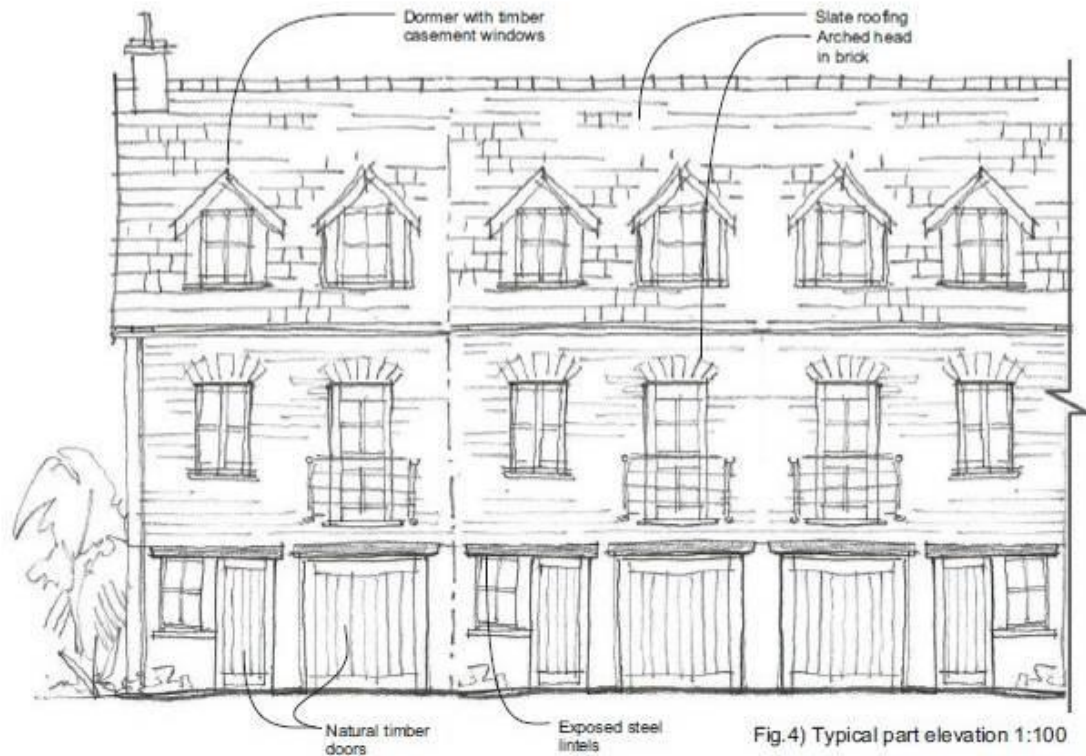
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RMS CARS, POTTERY ROAD, BOVEY TRACEY



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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