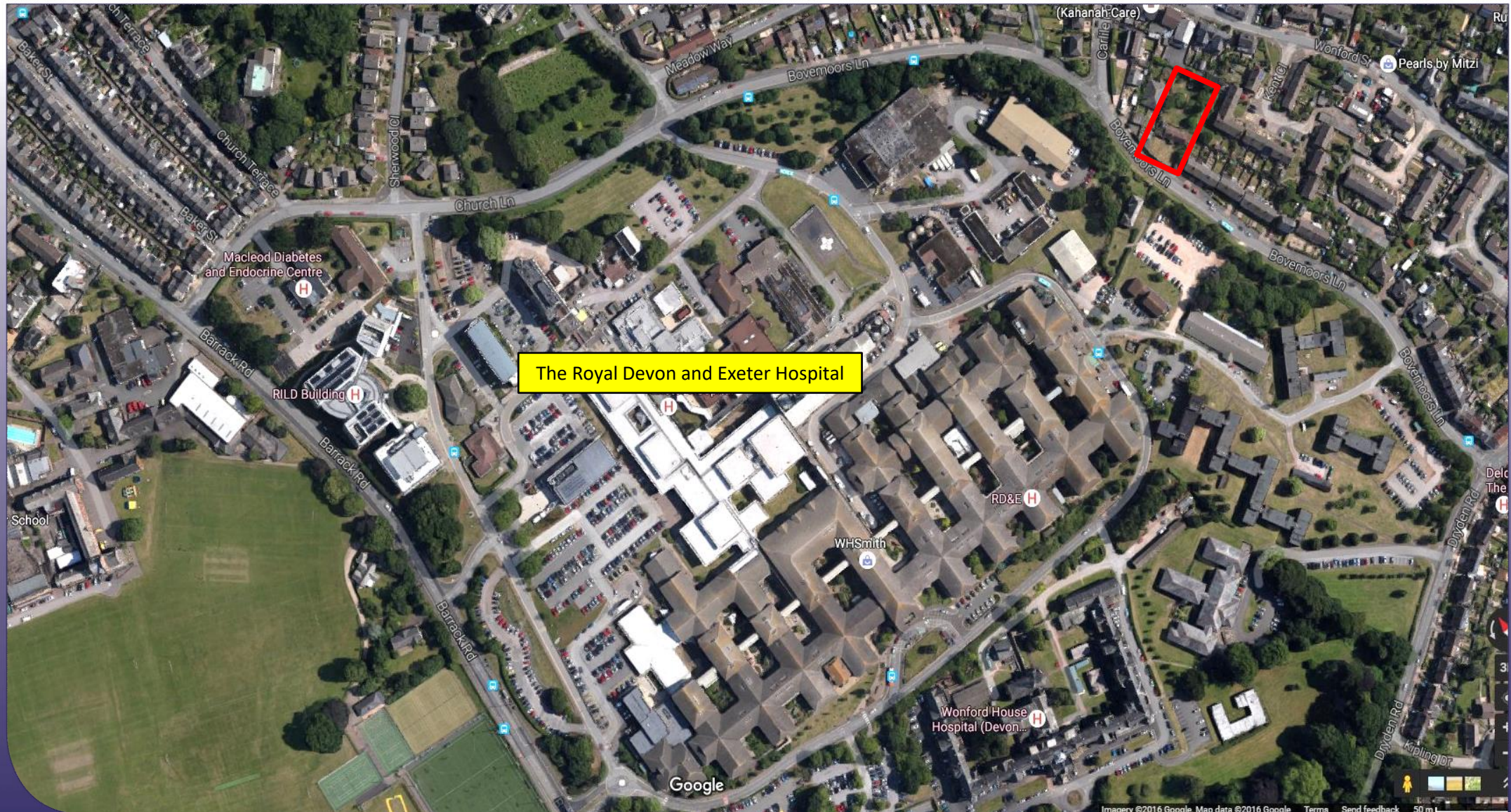


RESIDENTIAL
DEVELOPMENT
INVESTMENT



City Centre Residential Development Site of approx. 1/3rd
of an acre with an implemented Planning Consent for
8 two bedroom flats in 2 blocks with 8 parking spaces



4 Northleigh House
Thorverton Road
Matford Business Park
Exeter, Devon EX2 8HF

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

FREEHOLD DEVELOPMENT SITE – Offers invited in Excess of £500,000

68 Bovemoors Lane, Wonford EXETER, Devon, EX2 5BP

SITUATION AND DESCRIPTION

The property is situated in a central and convenient location in Bovemoors Lane to the rear of the Royal Devon and Exeter Hospital in a popular and sought after residential area. The site has the benefit of an implemented planning consent (Ref: 11/1349/38) for 8 two bedroom flats in 2 blocks with landscaping and car parking. The site has no affordable requirement, with the bungalow that was previously on the site having been demolished. The site would suit a variety of potential purchasers including those seeking to build out and sell the flats or possibly sell one block and retain the second block for investment. Alternatively, the whole development could be retained by an investor. With the Hospital and Police station so close, there is significant demand for Key Workers homes, or for Doctors and Consultants accommodation, making this location particularly sought after.

Exeter is the capital city and county town of Devon and has firmly established a reputation for being the commercial centre of the South West. The city has a population of approximately 130,000 with a 'drive to work' population of some 490,000 within a 45 minute catchment area. The City has two mainline railway stations and a popular central shopping area including the popular Princesshay Retail scheme. Road access is good with Junction 30 of the M5 Motorway giving access to Plymouth and Cornwall via the Devon Expressway and London and the Midlands via either the A30 or M5 Motorway. Exeter airport is approximately 5 miles distant with regular National and International flights with Plymouth approximately 35 miles distant boasting a Ferry Port with regular sailings to Northern France and Northern Spain.

ACCOMMODATION

The proposed development will be approached from Bovemoors Lane via an entrance driveway to one side of the site into a central landscaped courtyard offering 8 car parking spaces.

Each apartment will be separately accessed from a communal entrance hall and will offer 2 bedroom accommodation with spacious Kitchen / Sitting rooms and a family bathroom. The approximate size of each apartment is as below (Note: These sizes have been taken from the architects plans and are for information only: -

Apartment Nos 1,2,3 & 4	60.79 sq.m - (654 sq.ft)
Apartment Nos 5 & 7	68.48 sq.m - (737 sq.ft)
Apartment Nos 6 & 8	79.87 sq.m - (859 sq.ft)
8 Car Parking Spaces	

The site previously had a bungalow sited on it, which has now been demolished, with a temporary access created off of Bovemoors Road.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We understand that an EPC is not required for the premises on this occasion as the building has already been demolished.

PLANNING

Planning consent was originally approved for the development on the 25th February 2009 ((Application Number 08/2309/03) and then renewed on the 28th September 2011 (Application number 11/1349/38) a copy of which is attached to these particulars. In September 2014 works were commenced to include the demolition of the bungalow and the formation of a temporary access, the commencement of the private roadway into the site to include the related drain runs and manhole covers and the associated kerbs and hardcore surface. Email confirmation was then received from Michael Higgins of Exeter City Council Planning Department confirming that this did constitute a formal commencement of the development.

However, interested parties are encouraged to satisfy themselves of the planning position before completion direct with the planning department at Exeter City Council - (01392 277888).

ASKING PRICE

Unconditional offers are sought in excess of £500,000 for the freehold of this well located development site in a convenient and sought after location close to the Royal Devon and Exeter Hospital and with the benefit of the implemented planning consent.

SERVICES

We understand mains water, drainage, gas and electricity are available to the property. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed development.

VAT

We understand that VAT is not chargeable on the sale price.

LEGAL COSTS

Each party will be required to pay their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the vendor's sole agents -
FAO Tony Noon of Noon Roberts (07831 273148) Ref (0361)



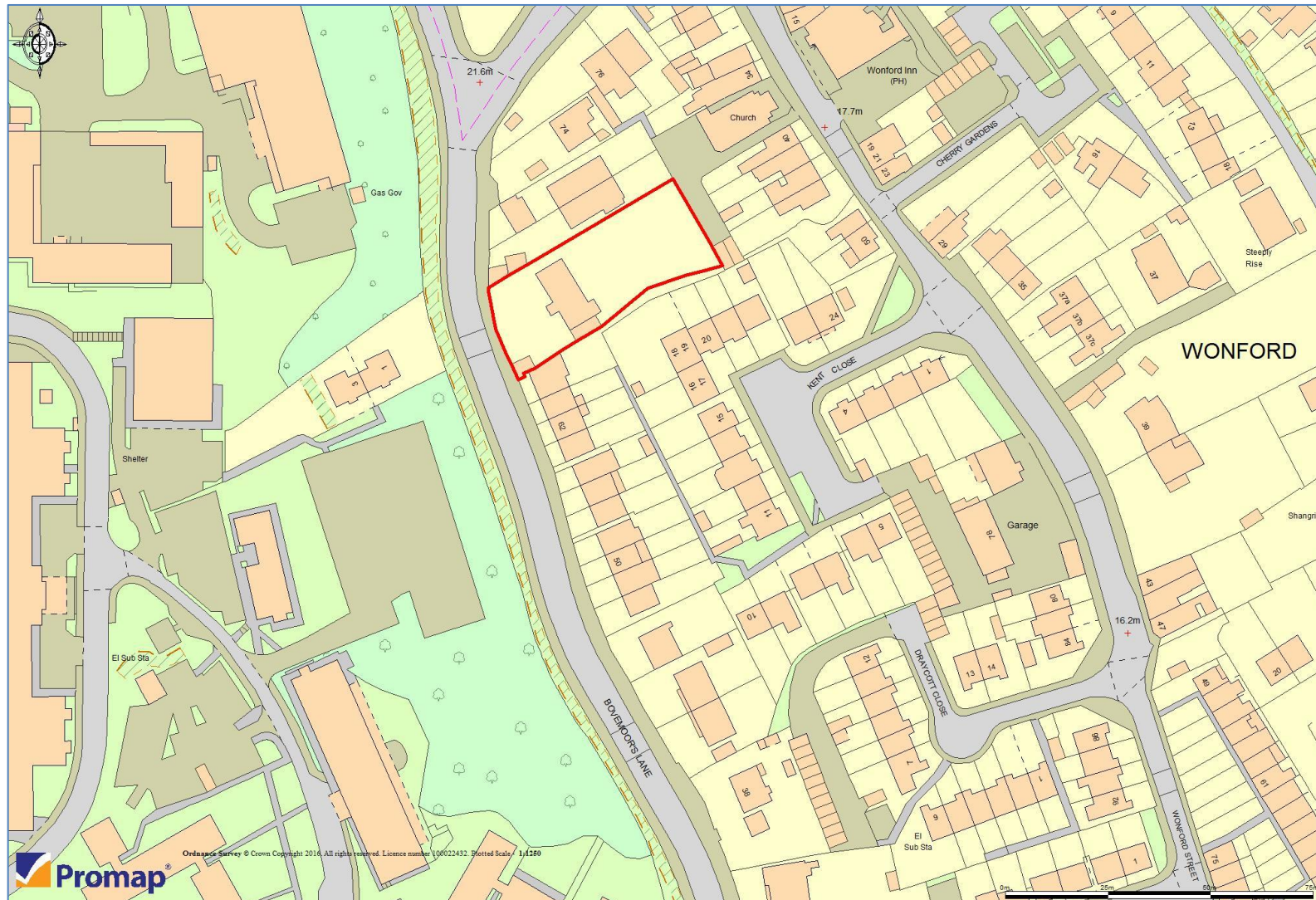
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Mob. 07831 273148
Email. tn@noonroberts.co.uk
Web. www.noonroberts.co.uk



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M.07831 273148

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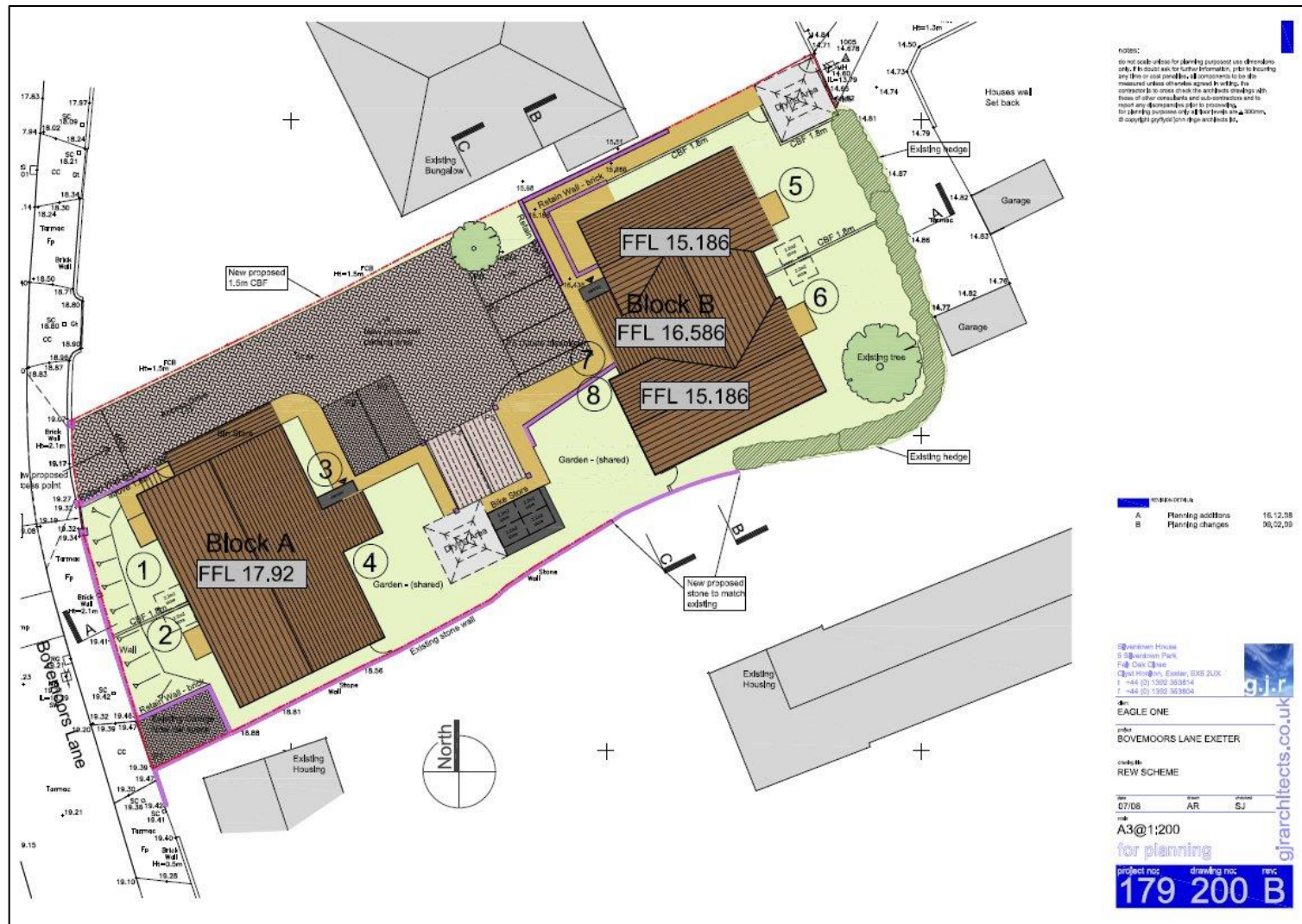


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Block A

Block B

Bovemoors Lane

SITE SECTION A (1:200)

Block B

SITE SECTION B (1:200)

Block B

SITE SECTION C (1:200)

BOVEMOORS STREET ELEVATION SCALE 1:100

Notes:

do not make alterations for planning purposes unless otherwise stated. If you wish to see the drawings for planning purposes, please contact the architect for more information. All components to be the same as those shown in the drawings. The contractor is to ensure that the drawings comply with those of other consultants and no connection need to exist any discrepancies shall be resolved by the architect for planning purposes only. All drawings are to be submitted to the planning authority for approval.

Legend:

A Planning alterations 16,12,08
B Planning changes 09,02,09

Address:
Bovemoors Lane
2, Bovemoors Lane
Exeter, Devon, EX4 2JX
Tel: +44 (0) 1392 303814
Fax: +44 (0) 1392 303804

Project:
Bovemoors Lane Exeter

Architect:
girarchitects.co.uk

Project no: 179
Drawing no: 201
Rev: B

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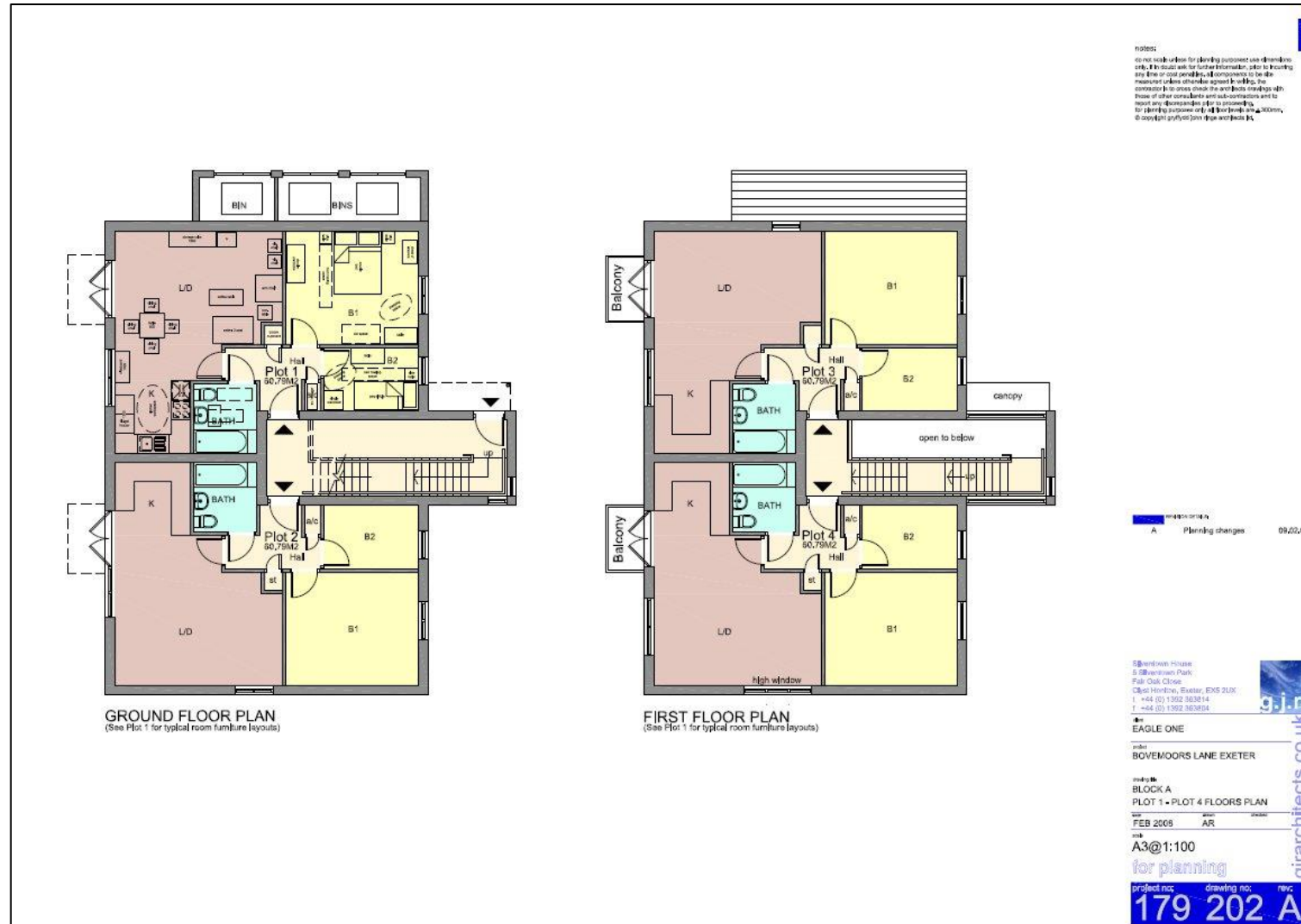
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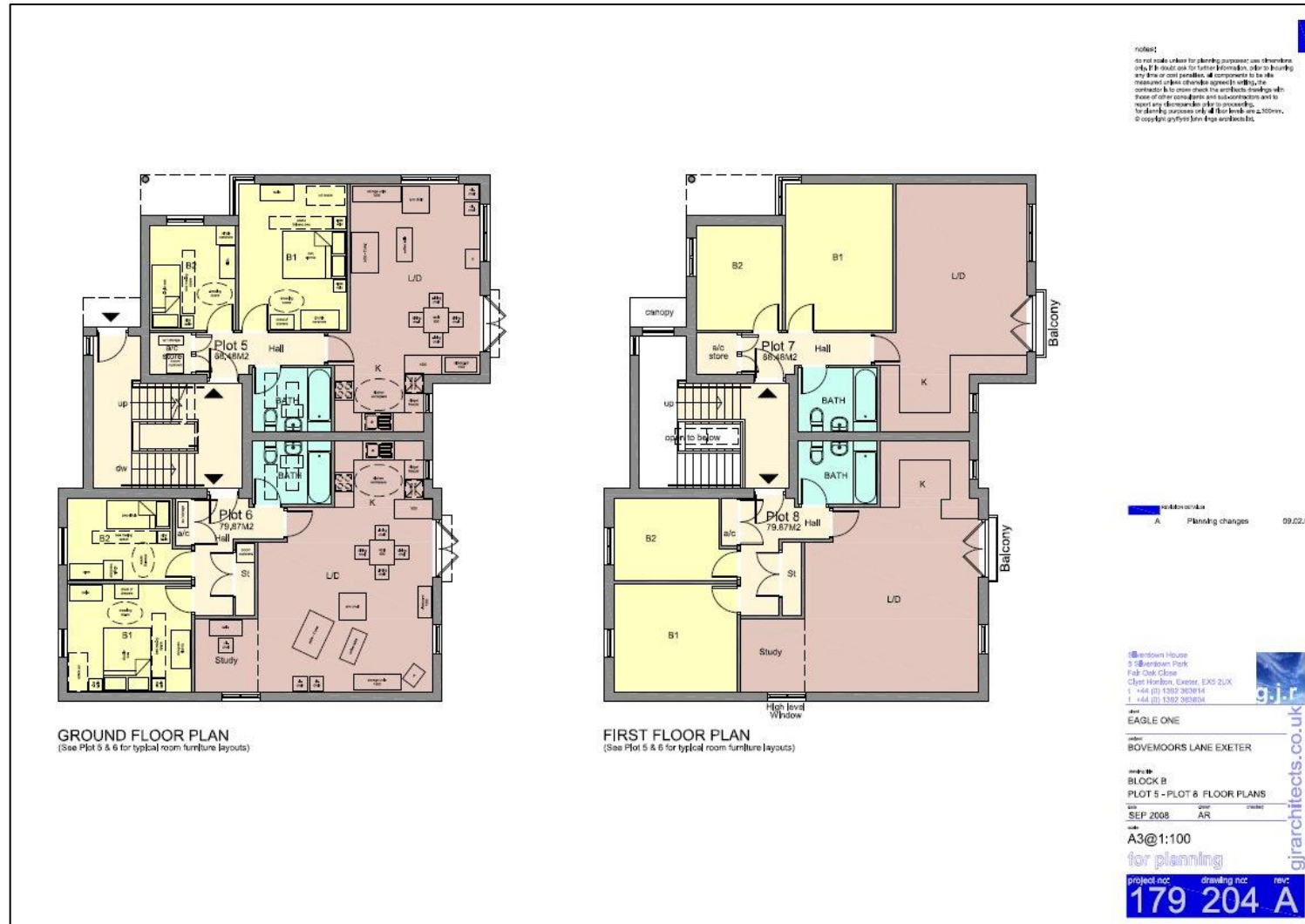
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Exeter City Council

Karime Hassan
Director Economy & Development

Richard Short
Head of Planning and Building Control

Exeter City Council
Civic Centre
Paris Street
Exeter EX1 1NN

Tel: 01392 277888
Fax: 01392 265431
Email: planning@exeter.gov.uk
Website: www.exeter.gov.uk

Mr A Ringe
GJR Architects Ltd
Silverdown House
5 Silverdown Park
Fair Oak Close
Clyst Honiton, Devon
EX5 2UX

Mr D Goodman
Eagle One (Homes) Limited
Palatine House
Matford Court
Exeter
Devon
EX2 8NL

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

EXTENSION TO EXISTANT PLANNING CONSENT GRANTED

Part I - Particulars of Application

DATE RECEIVED: 03 August 2011

APPLICATION NUMBER: 11/1349/38

PROPOSAL: Redevelopment to provide 2 detached buildings each comprising 4 self-contained flats, parking, landscaping, access to highway and associated works (Extension of time for extant planning permission Ref number 08/2309/03 granted 25 02 2009)

LOCATION: 68 Bovermoors Lane, Exeter, EX2 5BP

Part II - Particulars of decision

The Local Planning Authority grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and the plans submitted subject to the following conditions:-

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To ensure compliance with sections 91-92 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 27th November and 18th December 2008 and 18th February 2009 (dwg. nos. 179 001 Rev A, 179 200 Rev B, 179 201 Rev B, 179 202 Rev A, 179 203 Rev A, 179 204 Rev A, 179 205 Rev A and 179 300 Rev A), as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 3 The development shall not begin until full details of drainage works have been submitted to and approved by the Local Planning Authority in writing.
Reason: To ensure the satisfactory drainage of the development.

Page 1 of 4 11/1349/38

- 4 Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority and the development shall not be started before their approval is obtained in writing and the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: To ensure that the materials conform with the visual amenity requirements of the area.
- 5 A detailed scheme for landscaping, including the planting of trees and/or shrubs, the use of surface materials and boundary screen walls and fences shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and any earthworks required together with the timing of the implementation of the scheme. The landscaping shall thereafter be implemented in accordance with the approved scheme in accordance with the agreed programme.
Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 6 The hedge running around part of the south and east boundaries of the site shall be retained in accordance with the indicative landscape scheme shown on drawing no. 2394/2 at all times unless otherwise agreed in writing by the Local Planning Authority, either as part of discharging Condition 5, or by separate letter.
Reason: In the interests of visual amenity.
- 7 No development shall take place on site until a full survey of the site has taken place to determine the extent of contamination of the land and the results together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The buildings shall not be occupied until the approved remedial works have been implemented and a remediation statement submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that the site is in such a condition as to be suitable for the proposed use.
Reason: In the interests of the amenity of the occupants of the buildings hereby approved.
- 8 No development shall take place unless and until a Wildlife Plan which demonstrates how the proposed development will be managed in perpetuity to enhance wildlife has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out entirely in accordance with the approved plan.
Reason: To ensure that the wildlife opportunities associated with the site are maximised in the interests of biodiversity.
- 9 Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.
Reason: In the interests of residential amenity.
- 10 No part of the development hereby approved shall be occupied until the access to Bovermoors Lane, access drive, and on-site parking and turning facilities have been provided, surfaces, marked out and allocated to each residential unit in accordance with the requirements of this permission. Thereafter the said facilities shall be permanently retained for that purpose unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of public safety and to ensure that adequate facilities are available for traffic attracted to the site.

Page 2 of 4 11/1349/38

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

- 11 Unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall be constructed strictly in accordance with the levels specified on drawing nos. 179 200 Rev B and 179 201 Rev B in terms of the specified overall heights of the buildings and finished floor levels, in relation to the specified heights of the neighbouring buildings, and the formation levels of the parking area, access and footpaths within the site.
Reason: In the interests of the residential amenity of the occupants of neighbouring properties and the character and appearance of the area.
- 12 The existing pedestrian access to Bovermoors Lane shall be permanently closed off in accordance with the approved details prior to the first occupation of any of the residential units comprised in this scheme.
Reason: To minimise the number of accesses onto the public highway in the interests of public safety.
- 13 Adequate areas shall be made available within the site to accommodate operatives' vehicles, construction plant and materials during the construction period in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority prior to the commencement of works.
Reason: In the interest of public safety and to avoid obstruction of and damage to the adjoining highway.
- 14 Prior to the commencement of the development full details of all the boundary treatments proposed as part of the development shall be submitted to, and be approved in writing by, the Local Planning Authority. These details shall specify the design and materials to be used in the construction of the boundary treatments as well their overall height in relation to ground levels on both the site itself and adjoining land. Thereafter the development shall be completed strictly in accordance with the approved details.
Reason: In the interests of the residential amenity of the occupants of neighbouring properties and the character and appearance of the area.

Reason for Decision

This application is determined having regard to Central Government Planning Policy, Policies ST1, ST10, ST17, CO6, CO8, TR1, TR2, TR4 and TR10 of the Devon Structure Plan 2001-2016, Policies AP1, AP2, H1, H2, T1, T2, T10, C5, DG1, DG2, DG4, DG5 and DG6 of the Exeter Local Plan First Review 1995-2011, taking particular account of:-
Sustainable Development
Exeter Principle Urban Area
Housing and Employment Provision
Quality of New Development
Archaeology
Devon Travel Strategy
Coordination of Land Use/Travel Planning
Parking Strategy, Stands and Proposals
Strategic Road Network and Roadside Service Areas
Design and Location of Development
Sequential Approach
Search Sequence
Location Priorities
Hierarchy of Modes
Accessibility Criteria
Car Parking Standards
Archaeology
Objectives of Urban Design

Page 3 of 4 11/1349/38

Energy Conservation
Residential Layout and Amenity
Provision of Open Space and Children's Play Areas
Vehicle Circulation and Car Parking in Residential Development
Delivering Sustainable Development
Housing
Transport

Please note that this is not a decision under the Building Regulations.

Signed 
Head of Planning and Building Control

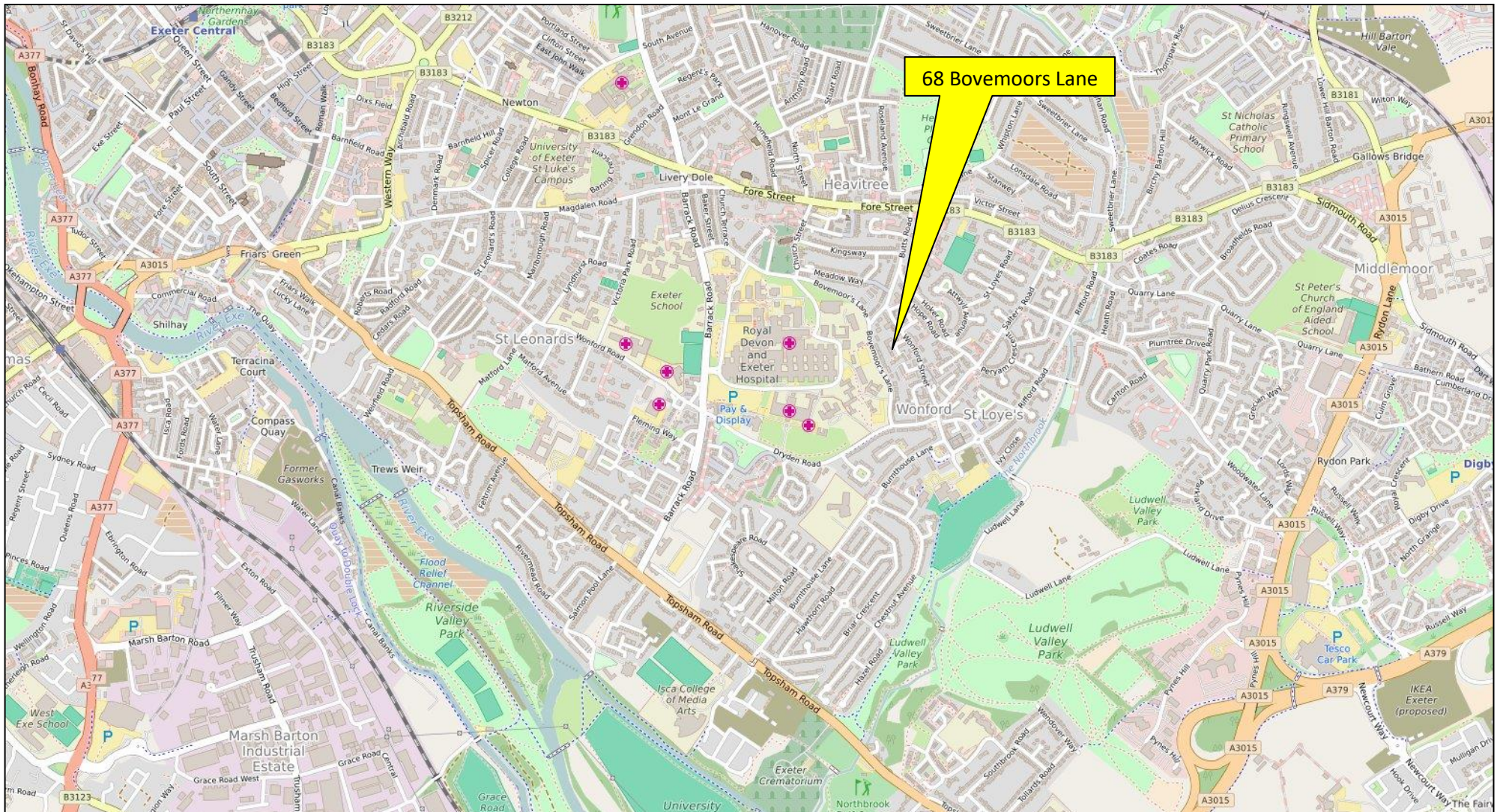
Dated: 28 September 2011

Page 4 of 4 11/1349/38

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