

INDUSTRIAL
OFFICE
CAR SALES

An unusual opportunity to acquire a well-located Car Sales /
Storage Site close to the A30 Dual Carriageway and Exeter Airport.
Suitable for a variety of alternative uses, subject to planning

**Noon
Roberts** | 
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Excess of £295,000 Freehold - Car Sales / Storage / Development site just off A30 by Exeter Airport
Approximately 582 sq.m (6,265 sq.ft) of mixed buildings on a site of 0.70 of an Acre
Home Farm Buildings, Clyst Honiton, Near Exeter, Devon, EX5 2LX

SITUATION AND DESCRIPTION

Home Farm Buildings are located at the entrance to Clyst Honiton just off of the Exeter Airport roundabout exit from the A30 Dual Carriageway, making this a most convenient location to access from all parts of Devon. The site comprises a mix of buildings of varying ages and construction, ranging from the turn of the century to those of the 1970's. The buildings to the front of the site are generally brick or block construction, some externally rendered under pitched roofs, whilst the rear buildings are of a more basic construction of timber and steel framed former Dutch barns with a large lean-to, under corrugated iron or part asbestos Big 6 sheet cladding. A particular feature of the site is the display frontage and courtyard which fronts the road with up to 24 sales vehicles displayed, plus the extensive yard and storage area to the rear. In all the site totals approximately 0.70 of an acre.

The site is easily accessed from the A30 and just 3 miles from junction 29 of the M5 motorway, the Sowton Industrial Estate and the Exeter Business Park and Science Park. Road links are good with quick and easy access to the adjacent A30 dual carriageway leading to Honiton and onto the M3 and into London plus the A30 to Cornwall and A38 to Plymouth. These easy connections to the principle trunk routes through the county make this an ideal base for a company covering a wide geographical area or attracting customers from a wide catchment area, including the nearby airport. Communications generally are excellent for the city with a mainline railway station (St David's, Exeter - Paddington, London) and a busy Regional and National airport adjoining the site. Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The site has traded as a car sales site since 2002 when planning consent was granted for a change of use to include the sale of Motor Vehicles (Application No 7/06/01/P2363/00027) a copy of which is available from the agents. The site would therefore suit a variety of potential uses including a continued use for car sales or potential for redevelopment for Industrial or a storage use, or possibly residential development, subject to the usual Planning and Building Regulation consents.

ACCOMMODATION

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

Located to the front of the site leading off the forecourt are

Showroom / Office No 1 7.40m x 5.51m (24'3" x 18'1") max

Sales office with half glazed door to the front plus side window. Suspended ceiling with strips and power as fitted. Carpeted.

Storage Area No 2 9.45m x 5.51m (31'0" x 18'1") max

Useful storage area with small office constructed to one corner. Window. Strip lighting and powers fitted.

Storage Area No 3 12.92m x 5.59m (42'4" x 18'4") max

Storage area with window to front. Kitchen area with stainless steel sink unit and drainer inset into base unit with space for fridge below. Constructed within is a

Sales Office No 4 3.91m x 2.81m (12'10" x 9'3") max

Window to front. Spot lighting. Door to

Toilet Block

Low level WC with wash hand basin. Window.

Reception / Office No 5 3.92m x 2.65m (12'10" x 8'8") max

Window to front. Half glazed door to front sales courtyard.

Open Fronted Storage No 6 9.02m x 5.64m (29'7" x 18'6") max

Open fronted barn with gravelled floor. Useful covered parking area.

Roadside Building Ground Floor 5.6m x 4.90m (18'4" x 16'1") max

Workshop area with window. Small office under stairs.

Roadside Building First Floor 5.6m x 4.90m (18'4" x 16'1") max

Useful storage area into the eaves.

Rear Antiques Showroom 9.16m x 5.53m (30'0" x 18'2") max

Useful building arranged as an antiques showroom. Power and strips as fitted. Window to rear elevation. Door to courtyard area.

Rear Office 5.53m x 2.84m (18'2" x 9'4") max

Arranged as offices with rear store area. Strip lighting and power.

Rear Workshop Building 11.82m x 4.72m plus 6.09m x 4.65m) max (38'9" x 15'6" plus 19'11" x 15'3") max

Double doors to front forecourt area. Concrete floor. Strip lighting. Power and light as fitted.

Joiners Workshop 8.32m x 6.75m (27'3" x 22'3") max

Currently divided into 2 areas. Roller shutter door to side area. Window to one elevation. Strip lighting and power as fitted. Concrete floor.

Rear Store 18.6m x 5.53m (61'0" x 18'2") max

Concrete floor. Strip lighting and power as fitted.

Access Corridor 6.8m x 3.37m (22'4" x 11'0") max

Concrete floor. Double loading doors to rear yard area. Access to a number of the above workshops.

Rear Workshop 5.4m x 5.5m (18'1" x 17'9") max

Measured from the outside. Double access doors from the side road. Concrete floor.

EXTERNALLY

To the front of the property is a hard surfaced car parking and display area fronting the road which can accommodate a total of 24 sales cars. To the rear is a substantial level and hardcored car parking and storage area with a secondary access from the side road. The site extends to approximately 0.7 of an acre in total.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been requested for the premises, a copy of which can be provided on request or downloaded from the web site.

PRICE

Offers are invited in excess of £295,000 for the freehold of this substantial site with vacant possession on completion. An uplift will be included in the sale transfer for Residential development for a 10 year period after the sale of the site should the purchasers be successful in obtaining planning consent for a change of use for Residential use. The uplift will require a payment of 30% of the difference in value between the original purchase price and the value of the site after the grant of planning consent. This uplift will become payable 28 days after the grant of the planning consent. Full details are available on request.

RATES

Rateable Value: £24,250 (2017 valuation List)

Rates Payable: £11,300 pa (2017 – 2018)

For further information on the Rates payable, please contact East Devon District Councils Business Rates Department (01395 516551)

SERVICES

Mains drainage, water and electricity are available to the site.

VIEWING

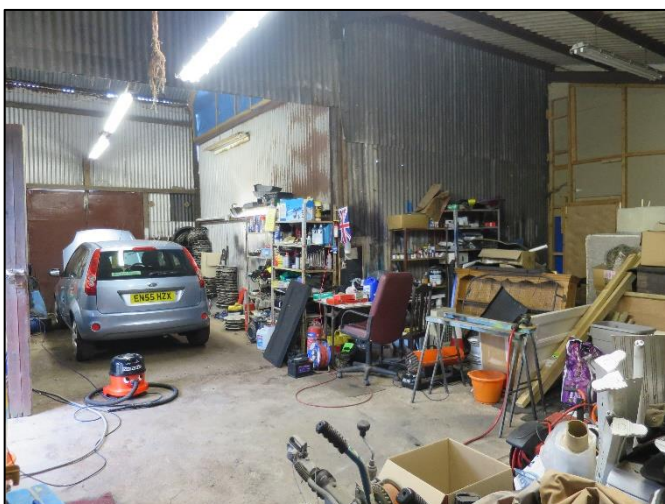
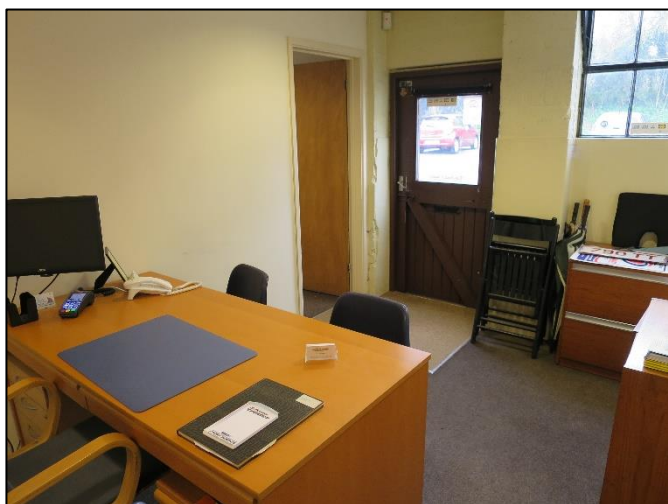
Strictly by prior appointment only with the landlords sole agents,
FAO Tony Noon of Noon Roberts (07831 273148) Ref (0389)



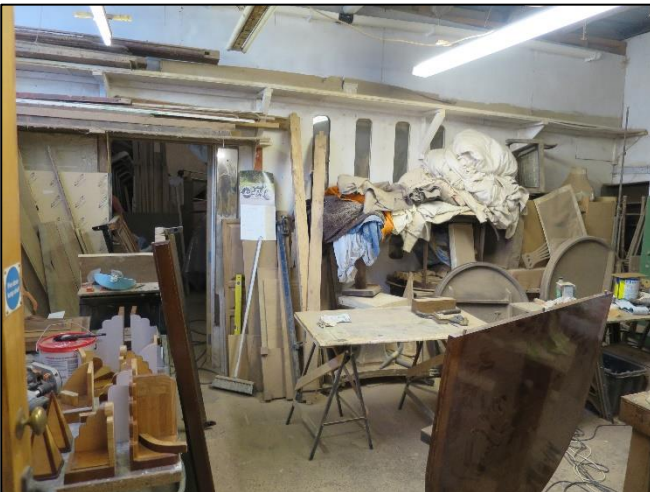
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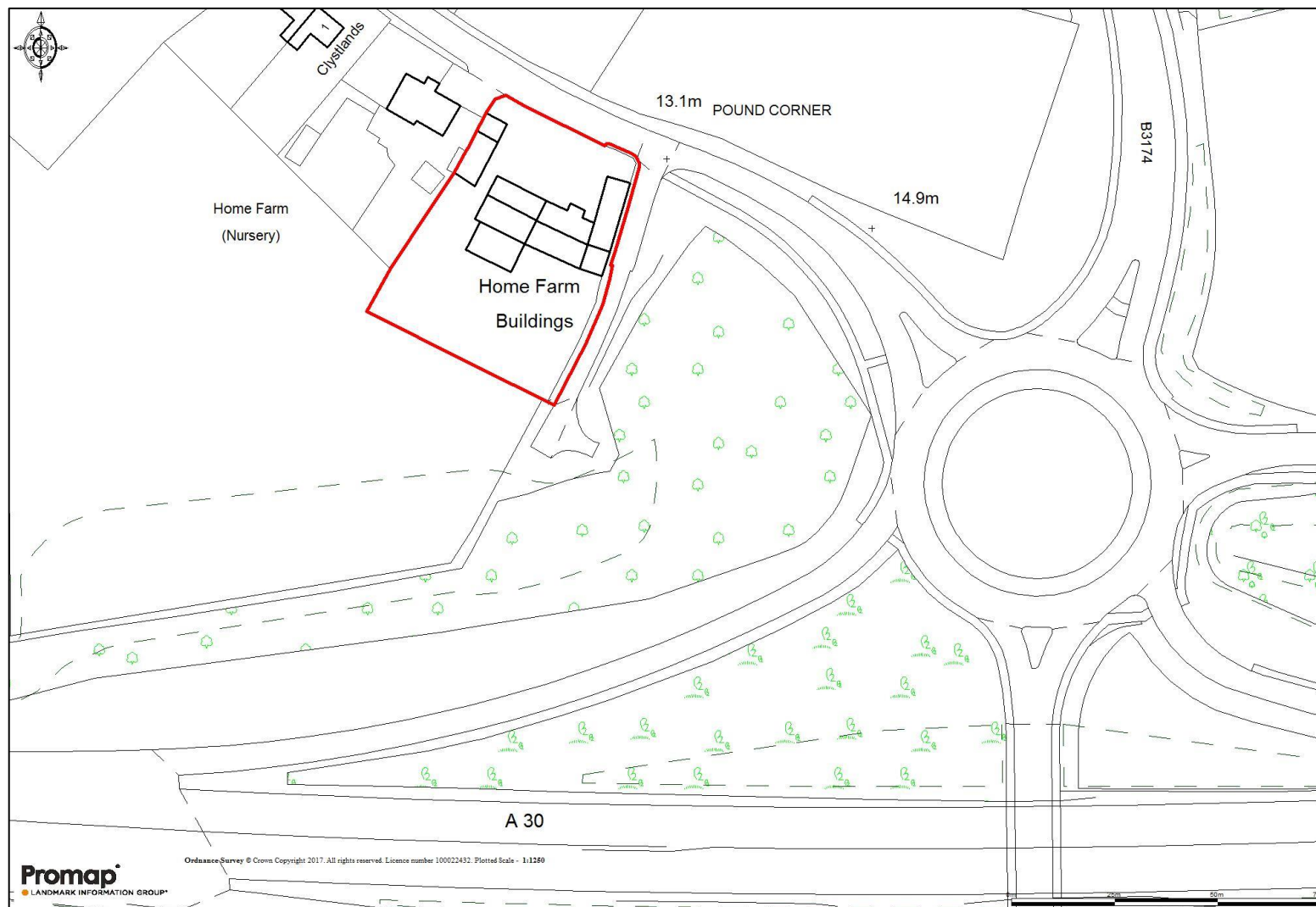
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Existing Site Plan

The enclosed is a site plan prepared by WWD Architects. Who were engaged by the Vendor in 2015 to look at the possibilities for development of the site.

WWD are an Exeter based architect and they would be delighted to discuss the possibilities for development of the site with any purchaser.

Please contact Bryan Turner on :-

Tel 01392 832900
E Mail: mail@wwd.co.uk



Proposed Site Plan

Please see opposite a draft layout plan for commercial development of the site prepared by WWD Architects. This was part of an exercise to see what could be achieved on the site, and is for information only at this stage.

The draft plan shows approximately 14 individual Units, some on Ground and First Floors, and a total of 1,050 sq.m (11,310 sq.ft) with associated Car Parking and turning areas.

For further information, contact Bryan Turner

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Use dimensions shown - Do not scale.
All dimensions are in millimetres.
This drawing is copyright.



WWD
ARCHITECTURE FOR
YOUR ENVIRONMENT

project
Proposed Alterations
Home Farm
Clyst Honiton
Devon

Site Plan
As Proposed

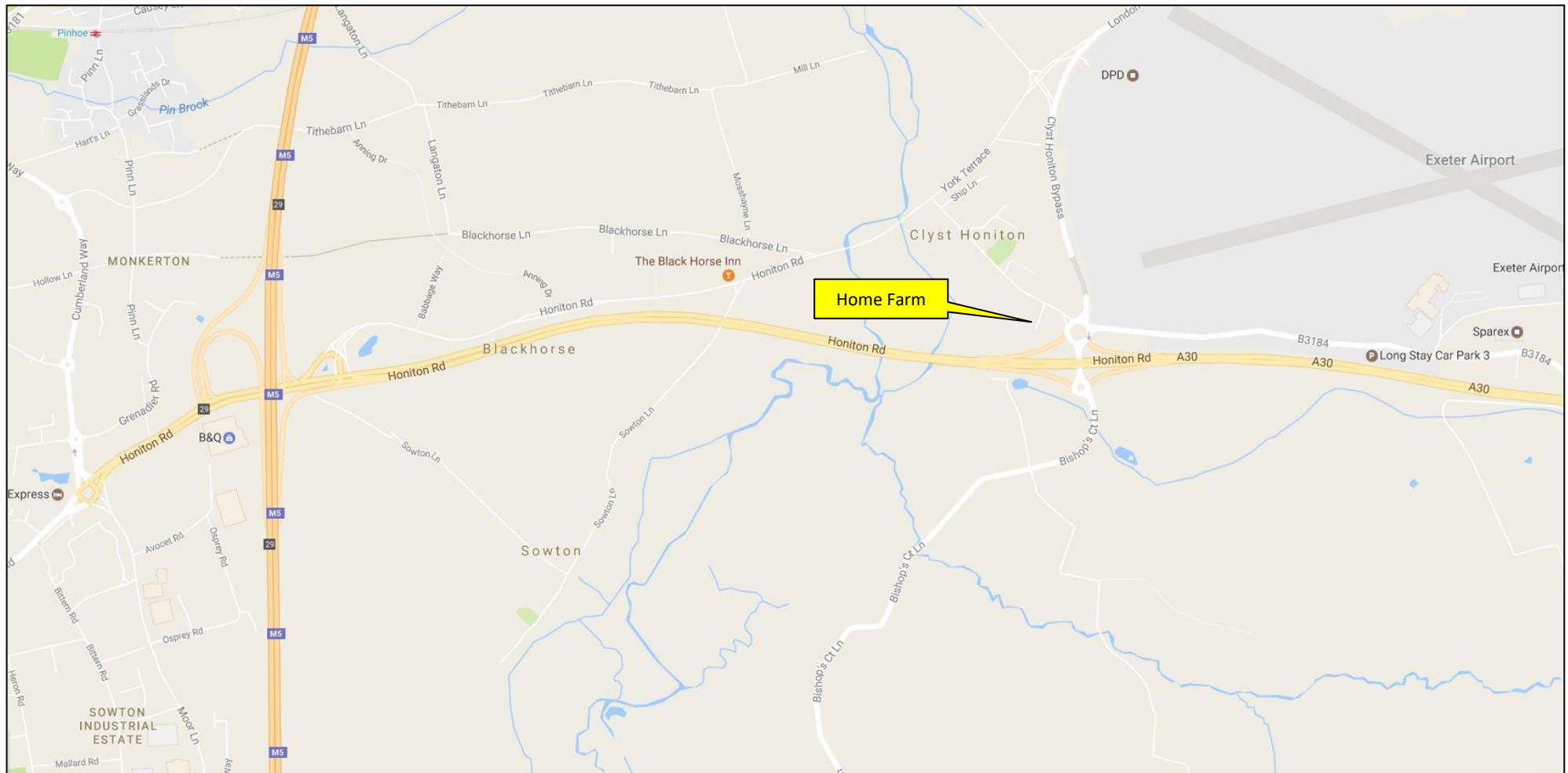
Client
Mr & Mrs Marshall-Lee

drawn L.M.
scale 1:200 @ A2
drg.no D002 / 15 / 011.1
date February 2015
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