

FOR SALE

DEVELOPMENT SITE WITH PLANNING CONSENT FOR A GROUND FLOOR RETAIL UNIT PLUS 3 ONE BED FLATS OVER WITH 3 PARKING SPACES

Retail Unit of Approx. 135 sq.m (1,453 sq.ft) on the Ground Floor
with 3 One bedroom Flats over and 3 on site car parking spaces

**FORMER POLTIMORE ARMS, 54 MAIN ROAD,
PINHOE, EXETER, DEVON, EX4 9EY**



This provides an unusual opportunity to acquire a prominent road side mixed use development site with planning consent for a Ground Floor Retail Unit plus 3 one bed flats over. The site was formerly occupied by the Poltimore Arms which has been demolished and the site cleared ready for development.

T. 01392 691007

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E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

This prominent Mixed use Development site is located fronting Main Road in the centre of Pinhoe by the double roundabout junction. The site benefits from a grant of Planning Consent under application No 19/0433/FUL on the 3rd September 2019, a copy of the consent and the supporting plans are attached below. The planning consent generates a CIL liability to Exeter City Council in the sum of £46,557.53, which is payable to ECC in full no later than 60 days after the development commencement date. The site is levelled and ready for development, and would suit either a developer intending to build out and sell or let and retain the premises, or an owner occupier who wishes to trade from the retail unit and either let out or sell off the flats above. The site therefore has a wide appeal.

Pinhoe is to the East of the City, and benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) and (Waterloo) line with the City Centre offering a vibrant retail area including the prestigious Princesshay development. Exeter airport is approximately 4 miles distant with Pinhoe station 5 minutes' walk.

ACCOMMODATION

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

Development Site

450 sq.m (0.11 of an Acre)

The site is level and fronts Main Road which runs through the centre of Pinhoe from Exeter and onto Broadclyst etc. The former Pub has been demolished, and the site cleared ready for development. A small car park has been constructed adjacent to the site with the boundaries of the site now clearly visible on site. Road access is to the rear of the site.



The accommodation will provide a ground floor Retail Unit of approximately 135 sq.m (1,453 sq.ft) with a good glazed window fronting the road. This is well suited to a retail unit, or possibly an office or Estate Agents office, subject to the usual consents.

The residential units above are all self-contained 1 Bedroom flats with a staircase leading up from the ground floor parking area. These would be well suited to either letting and retaining or selling off on 999 year leases and perhaps retaining the Freehold and the commercial unit on the ground floor.

PRICE

Offers are sought in the region of £145,000 plus VAT for the freehold of this prominent and well located development site with the benefit of a planning consent for a mixed use development. The purchaser will be responsible for the CIL payment and any other contributions required to complete the development.

RATES

Rateable Value: - To be assessed

A reduction of up to 100% may be available for the Retail unit once the development is complete under the small business relief scheme. To see if you or the premises may qualify for this discount, please contact the Business Rates department at Exeter City Council on 01392 277888 for further information.

SERVICES

We understand that mains water, drainage, gas and electricity are available closeby to the site. Interested parties are encouraged to make their own enquiries if the relevant service providers to ensure the necessary connections are available.

ENERGY PERFORMANCE CERTIFICATE

An EPC is not required in this instance.

VAT

We understand that VAT will be payable on the sale price in this instance.

LEGAL COSTS

Each party to be responsible for their own legal costs involved with this transaction.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon. (07831 273148) Ref (0538)



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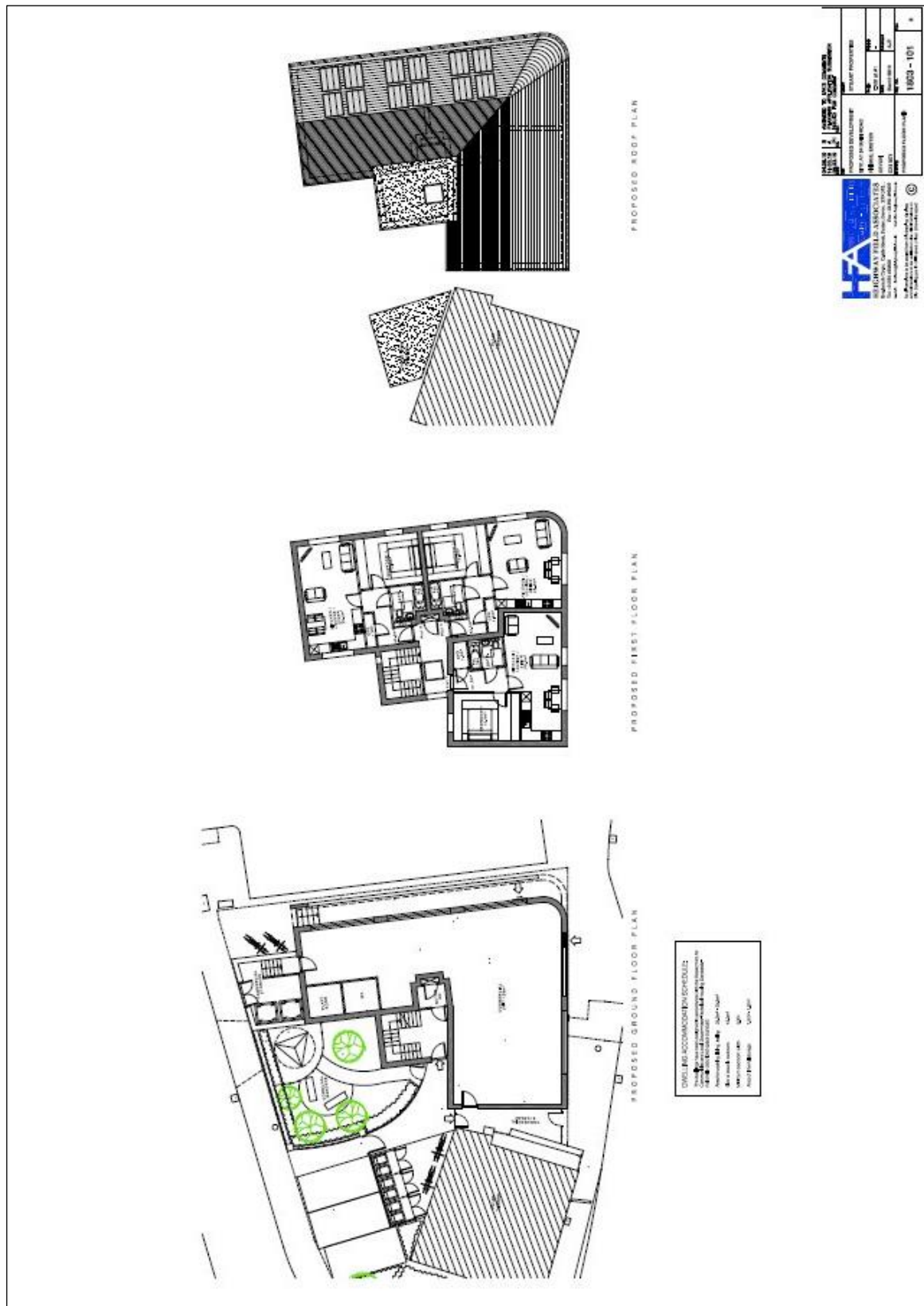




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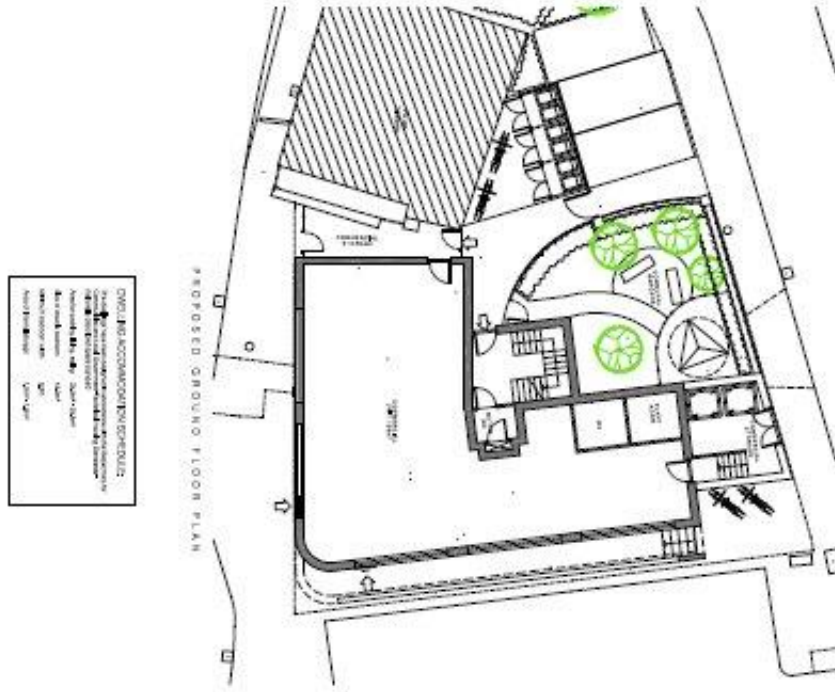
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City Development
Civic Centre
Paris Street
Exeter
EX1 1NN

01392 265223
www.exeter.gov.uk/planning

Mr Andrew Field
Bradninch Court
Castle Street
Exeter
EX4 3PL

Town and Country Planning Act 1990 and its orders

FULL PLANNING PERMISSION GRANTED

LOCATION: 54 Main Road, Exeter, Devon, EX4 9EY

PROPOSAL: Redevelopment of former Poltimore Arms site for ground floor commercial premises (A1 use) with 3 no. residential apartments on first floor over with onsite parking and amenity.

APPLICATION NUMBER: 19/0433/FUL

The Local Planning Authority grants planning permission for the above development 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 and 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 22 March 2019 (including dwg. nos. 1803-100 Rev B; 1803-101 Rev B; 1803-102 Rev B received on 04 June 2019) as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.

3) Samples of the materials it is intended to use externally in the construction of the development shall be submitted to the Local Planning Authority. No external finishing material shall be used until the Local Planning Authority has confirmed in writing that its use is acceptable. Thereafter the materials used in the construction of the development shall correspond with the approved samples in all respects.
Reason: In compliance with Policy DG1 (i), to ensure that the materials conform with the visual amenity requirements of the area.

4) 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 dwelling or building shall be occupied 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.

5) No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase.
- b) The parking of vehicles of site operatives and visitors.
- c) The areas for loading and unloading plant and materials.
- d) Storage areas of plant and materials used in constructing the development.
- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Wheel washing facilities.
- g) Measures to control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.
- i) Measures to minimise noise nuisance to neighbours from plant and machinery.
- j) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
- k) No driven piling without prior consent from the LPA.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

6) No development shall take place on site until a full investigation of the site has taken place to determine the extent of, and risk posed by, any contamination of the land and the results, together with any remedial works necessary, have been agreed in writing by the Local Planning Authority. The building(s) 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 no unacceptable risks remain.

7) Prior to commencement of the development, the applicant shall submit a noise assessment for approval in writing by the LPA. The assessment should include (but not be limited to) the impact of existing ambient noise on the residential development, the impact of noise from the proposed commercial premises on existing and proposed residential development, the impact of plant and equipment, noise from deliveries and collections, and both air borne & structure borne noise and vibration.

If, following the above assessment, the LPA concludes that noise mitigation measures are required, the applicant shall then submit a scheme of mitigation. This shall be based on the results of the above assessment and shall be submitted to and approved by the Local Planning Authority before development commences. All works that form part of the scheme shall be completed before any of the permitted development is occupied.

8) No part of the development hereby approved shall be brought into its intended use until vehicular spaces, DYLL's are extended, footway adjacent to the site is provided and the redundant accesses on Langaton Lane are reinstated to a full height kerb as indicated by Drawing Number 1803-100 REV B have been provided and maintained in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and retained for that purpose at all times.

Reason: To provide a safe and suitable access, in accordance with Paragraph 108 of the National Planning Policy Framework

9) No part of the development hereby approved shall be brought into its intended use until details are submitted to the Local Planning Authority of secure covered cycle parking provision for the development. No part of the development hereby approved shall be brought into its

intended use until such details have been agreed in writing by the Local Planning Authority, and prior to occupation the cycle parking shall be provided in accordance with the submitted details. Reason: To provide adequate facilities for sustainable transport.

INFORMATIVES

1) In accordance with Chapters 1 and 2 of the Conservation of Habitats and Species Regulations 2017, this development has been screened in respect of the need for an Appropriate Assessment (AA). Given the nature of the development, it has been concluded that an AA is required in relation to potential impact on the relevant Special Protection Areas (SPA), the Exe Estuary and East Devon Pebblebed Heaths, which are designated European sites. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South East Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the Community Infrastructure Levy (CIL) collected in respect of the development being allocated to fund the mitigation strategy. Or, if the development is not liable to pay CIL, to pay the appropriate habitats mitigation contribution through another mechanism (this is likely to be either an undertaking in accordance with s111 of the Local Government Act 1972 or a Unilateral Undertaking).

2) In accordance with Paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3) The Local Planning Authority considers that this development will be CIL (Community Infrastructure Levy) liable. Payment will become due following commencement of development. It is also drawn to your attention that where a chargeable development is commenced before the Local Authority has received a valid commencement notice (ie where pre-commencement conditions have not been discharged) the Local Authority may impose a surcharge, and the ability to claim any form of relief from the payment of the Levy will be foregone. You must apply for any relief and receive confirmation from the Council before commencing development. For further information please see www.exeter.gov.uk/cil.

4) The applicant is advised that any dropped kerb will need to be built in accordance with the highway authority's specification and that that they must apply and receive permission before undertaking any such works on the highway. In order to make these spaces easily accessible, the applicant has chosen to "fill in" the missing double yellow lines (DYL's) on Langaton Lane and as such a Traffic Regulation Order is needed to extend the double DYL's and therefore a contribution of £3,000 is required.

Signed 
City Development Manager

Dated: 3rd September 2019

Community Infrastructure Levy (CIL) - Liability Notice

Regulation 65, Community Infrastructure Levy Regulations (2010), as amended

CIL Collecting Authority	Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN
Contact officer's name	Emily Perryman
Contact telephone number	01392 265212
Email	Emily.perryman@exeter.gov.uk

Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN

Date	03 September 2019
Recipient's name	Stuart Properties Ltd
Recipient's address	Hill Barton Business Park Clyst St Mary Exeter EX5 1DR
Recipient's email	Terry.murch@stUARTS.co.uk
Planning reference	19/0433/FUL
Site address	54 Main Road Exeter Devon EX4 9EY
Description of chargeable development	Redevelopment of former Poltimore Arms site for ground floor commercial premises (A1 use) with 3 no. residential apartments on first floor over with onsite parking and amenity.

For other recipients (if any), see end of notice

CIL liability

This notifies you that you will be liable to pay the following amount of Community Infrastructure Levy to Exeter City Council as CIL collecting authority on commencement of development under the above planning reference. This charge has been levied under Exeter City Council's CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found below.

Chargeable amount due after any relief:	46557.53
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See next page for how this has been calculated.

How we calculated this figure

We calculated this figure from the following information.
(Areas quoted are gross internal floorspace)

Proposed use	P = Proposed floorspace (newbuild only)	D = Demolished floorspace*	A = Area of proposed use = P - D	R = rate/m ² (including indexation)	A x R
Residential	199	0	199	113.57	22600.43
Out of city centre retail	135	0	135	177.46	23957.10
G = Gross CIL (before any relief)					46557.53

*For mixed use development, the demolished floorspace should be apportioned to each use, according to the proportion of the proposed development that will comprise that use. In calculating that proportion, the gross internal floorspace of the whole proposed development should be used, including (a) any retained floorspace and (b) any floorspace to be used for purposes not attracting CIL.

Are you eligible for relief from CIL?

You may be eligible for a reduction (partial or entire) in this CIL liability if –

- You are a charity, or
- You intend to develop social housing, or
- You intend to build your own house (including where you commission a builder to build it for you), and live in it as your sole or main residence.

If you think you may be entitled to relief, and it has not already been granted to you, please see the following guidance issued by the Government:-

<http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/relief/>

Conditions that relief granted is subject to

Any relief granted in this notice (or if you successfully claim relief at a later date) will end if a disqualifying event occurs within a certain period after the date on which development commences (depending on the type of development in question).

- For self-builds, certain events occurring within a three year period will end the relief and cause CIL to become payable. These include the building ceasing to be your sole or main residence, or your failure to submit the proper paperwork. Full details can be found using the above weblink.
- For the reliefs that apply to charities or social housing, certain events occurring within a seven year period will end the relief and cause CIL to become payable. See the above weblink for more details.

All claims for relief must be submitted and approved prior to the commencement of development, otherwise the development is liable to pay the full amount of CIL.

In the case of claims for relief for self-build development, there is a two-stage claim process.

'Self Build Exemption Claim Form Part 1' must be submitted and approved prior to the commencement of development, and 'Self Build Exemption Claim Form 2' must be submitted within 6 months of the completion of the self-build dwelling.

Forms for claiming relief and exemption from CIL are available at the following weblink:
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

See also the important notes regarding CIL relief and State Aid at
<http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/relief/state-aid>.

When will your CIL liability be due for payment?

If the payment procedure is followed correctly, the above CIL amount will be payable in the following manner.

CIL liabilities of less than £50,000 will be payable in full no later than 60 days after the development commencement date.

Exeter City Council allows payment by instalments where the total CIL liability of a development is £50,000 or more. This facility is only available where someone has assumed liability to pay, and notice of commencement has been given to the Council before development starts.

Instalment no.	Amount due	Time due
1	£50,000	60 days after the date on which the development commences
2	£150,000, or outstanding liability if less	One year after the date on which the development commences
3	£200,000, or outstanding liability if less	18 months after the date on which the development commences
4	Outstanding liability	Two years after the date on which the development commences

Failure to comply with the instalment policy at any stage will result in the total unpaid balance becoming payable immediately.

Note that this instalment policy may alter but we will contact you if this occurs.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See the information at
<http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/collecting-the-levy/payment-in-kind>.

This payment procedure is to notify Exeter City Council before development commences of:

- Who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability";
- The date on which you intend to commence development, by submitting a valid commencement notice (Form 6).

Forms 1 and 6 can be downloaded from:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>.

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

Consequences of non payment

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the notes at http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/collecting-the-levy/#paragraph_060.

The amount of CIL liability in this notice is a local land charge

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability.

If relief has been granted on some or the entire amount due, the local land charge representing the amount of that relief will be cancelled three years from completion of development (self-build) or seven years after commencement of development (charitable/social housing) or, where a disqualifying event has occurred, on full payment of the amount(s) due.

New liability notices may be issued

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice.

Do you think we have made a mistake in our calculations?

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Details of the procedure can be found at <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/cil-appeals>.

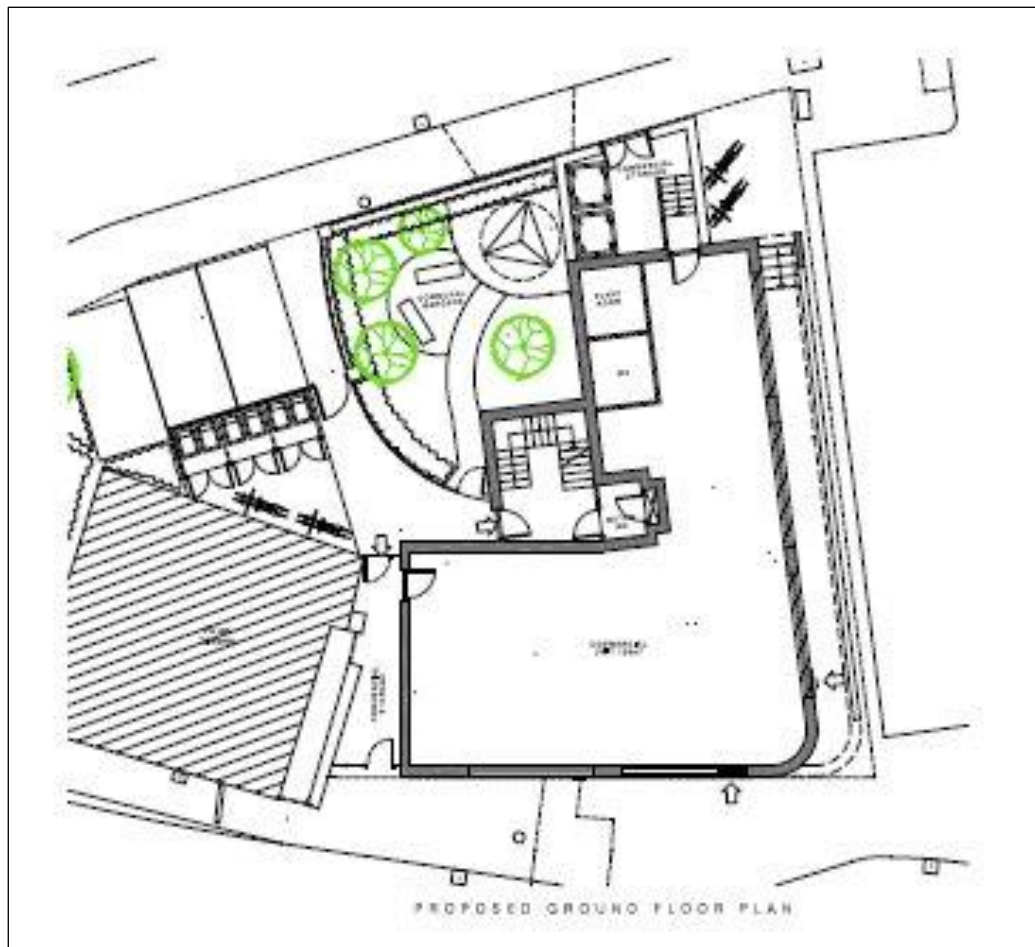
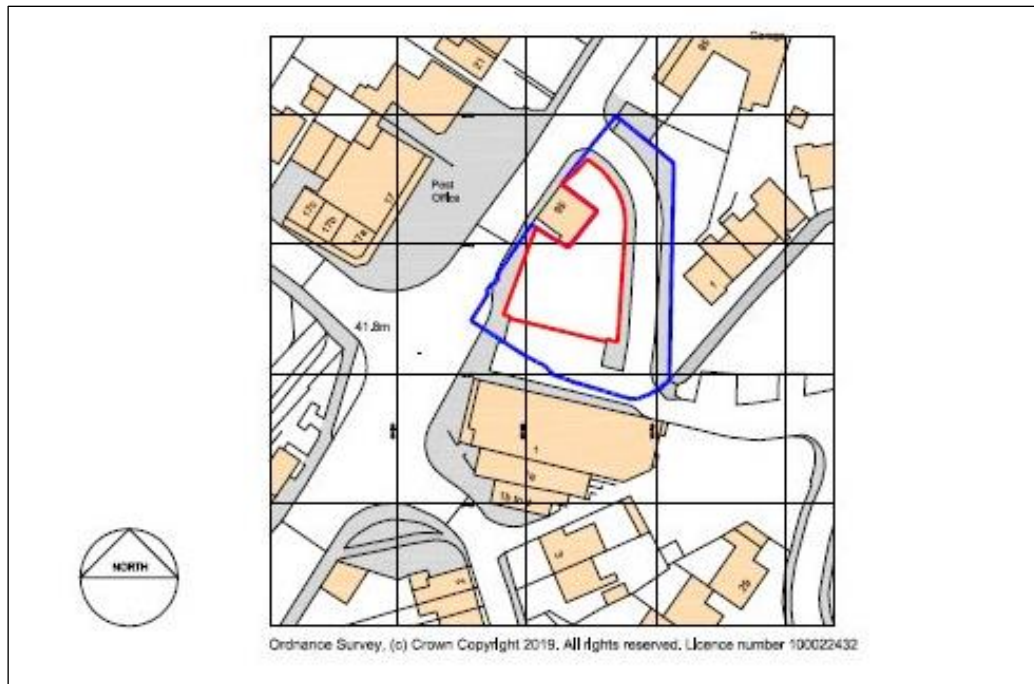
This notice has also be copied to the following recipients:

Name and address of other recipient(s) of this notice	Category of recipient
Mr Andrew Field Heighway Field Associates Bradnich Court Castle Street Exeter EX4 3PL	• Party applied for planning permission

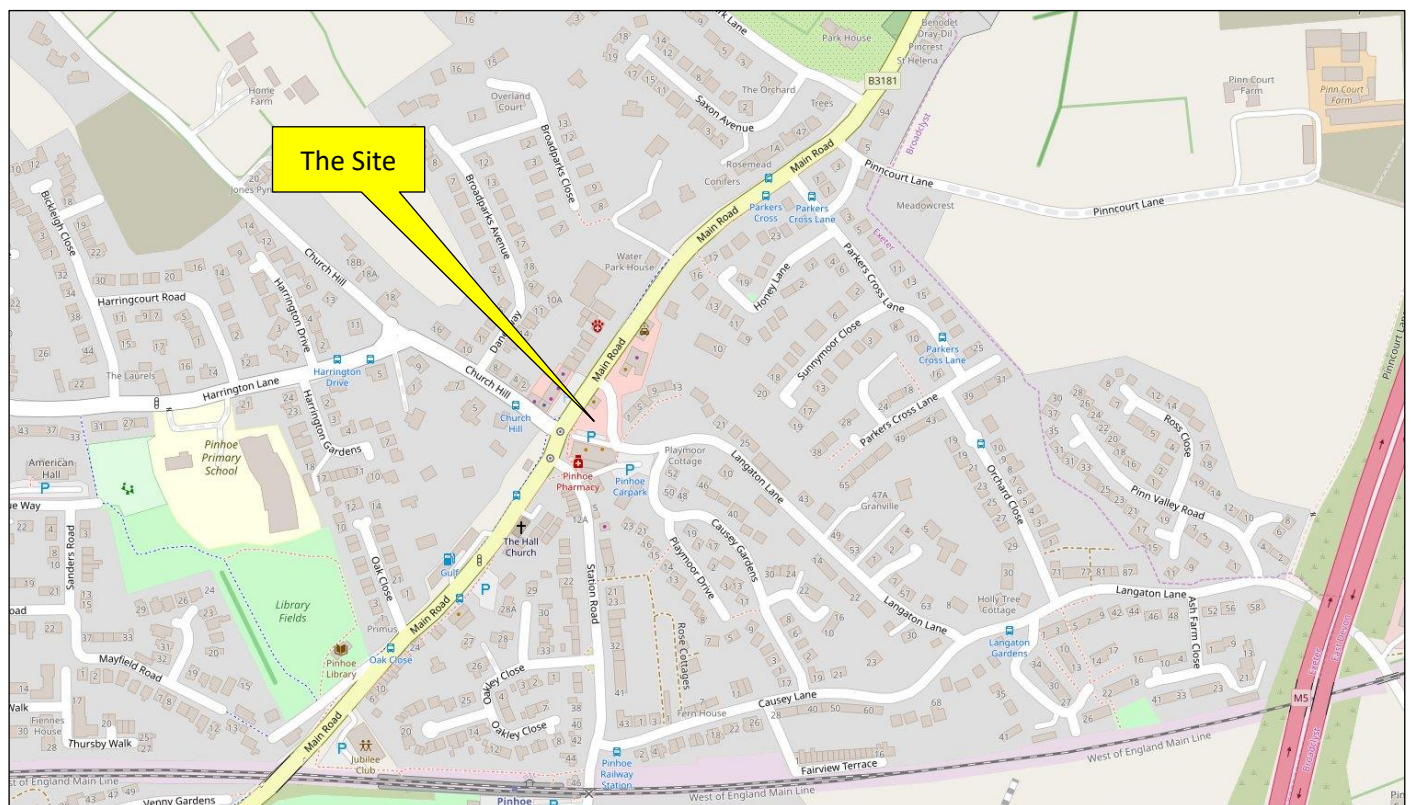
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.