

FOR SALE

CITY CENTRE OFFICE WITH DEVELOPMENT POTENTIAL FOR A RESIDENTIAL SCHEME OF UP TO 6 FLATS

Office Building of Approx. 165 sq.m (1,770 sq.ft) with up to 10 Car Parking Spaces
on a site of Approx. 555 sq.m (5,970 sq.ft) or 0.14 of an Acre

1 QUEENS ROAD, ALPHINGTON, EXETER, DEVON, EX2 9ER



An opportunity to purchase a conveniently located City centre freehold Office building on a spacious site of 0.14 of an Acre with 10 Car Parking spaces. The site has had the benefit of planning consent for a scheme of 6 two bedroom flats and 7 car parking spaces, but this consent has now lapsed. Copies of the consent and plans are attached. The site would therefore suit either an owner occupier of the Office building, or a developer looking to obtain a planning consent for residential or commercial development.

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SITUATION AND DESCRIPTION

The premises are conveniently located on Queens Road, which runs off of Sydney Road and Alphington Road in the centre of Exeter. The site is currently used as offices, but has in the past benefitted from planning consent for the demolition of the existing building and the construction of 6 two bedroom flats with parking and landscaping and access to the highway. Unfortunately, this consent has now lapsed. The original planning consent for the site was granted under **Application Number: 96/0363/03** and was then renewed in September 2000 under **Application Number: 00/00999/03** and which expired in September 2005. The site is therefore suitable for a similar style development, or possibly a smaller scheme of 2 or 3 houses, subject to all the necessary consents. Alternatively, the site could be refurbished and continue as an office use, or possibly a builder's premises with one of the car parks being used for a Yard etc.

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history with its medieval Cathedral and historic and vibrant quay side quarter. Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Alphington Road is one of the main spine roads into the City and is within easy walking distance of Cowick Street and the EXE Bridges retail development and leisure centre. The main City centre is also just 10 minutes' walk from the site.

ACCOMMODATION

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

Approached from Queens Road into a car parking area at each end of the building with doors to

Entrance Lobby

Door to Office 1 with glazed hatch

Office No 1 **5.85m x 5.34m (19'2" x 17'6") max**

Suspended ceiling. Carpeted. Dado trunking. Window to front. Power as fitted. Radiator.



Office No 2 **3.86m x 2.98m (12'8" x 9'9") max**

2 windows to the side. Radiator. Carpeted. Strip lighting and power as fitted.

Office No 3 **3.57m x 2.97m (11'9" x 9'9") max**

Carpeted. Radiator. Suspended ceiling with strip lighting. Power as fitted.

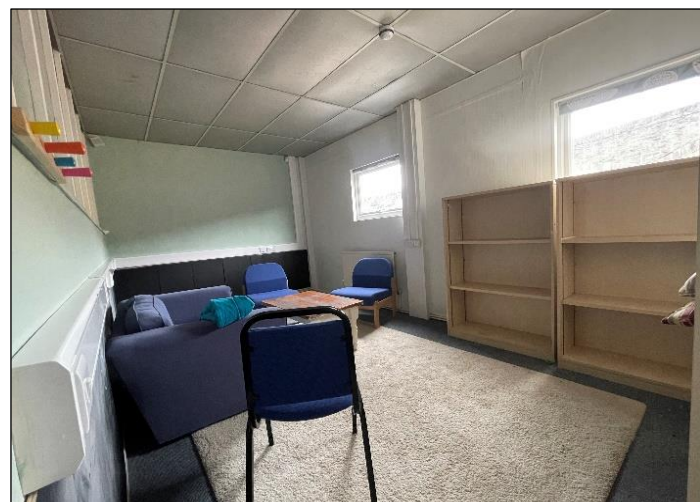


Office No 4 **5.34m x 3.11m (17'6" x 10'2") max**

Glazed panel to the front. Carpeted. Radiator.

Office No 5 **5.17m x 2.94m (16'11" x 9'8") max**

2 windows to the side. Glazed panels to the central corridor. Carpeted. Radiator. Power as fitted.



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Office No 6 **6.53m x 4.18m (21'5" x 13'9") max**
Irregular shaped room. Radiator. Carpeted. Strip lighting and power as fitted.

Office No 7 **3.09m x 2.46m (10'2" x 8'1") max**
Window to side. Carpeted. Power as fitted. Radiator.



Office No 8 **2.49m x 2.40m (8'2" x 7'10") max**
2 windows. Carpeted. Power and strip lighting.

Rear Lobby
Glazed door to rear car park. Doors to

Toilet WC cubicle with wash hand basin. Window.

Toilet Accessible toilet. Wash basin. Window.

Kitchen **2.65m x 1.13m (8'8" x 3'8") max**
Base units with worktop and inset stainless steel sink unit with single drainer. Vinyl floor. Storage cupboards. Valliant gas fired central heating boiler. Window to rear.



EXTERNALLY

To each end of the site is a tarmac car parking area with vehicular access of off Queens Road. At the front of the site this adjoins Alphington Road, with a pedestrian access onto Queens Road, with the area to the rear of the site suitable for car parking or as a secure Yard area.



PLANNING

As stated above planning consent has been now expired for a scheme of 6 two bedroom flats with parking and landscaping. The application numbers are provided above. Interested parties are encouraged to make their own enquiries of Exeter City Council planning Department (01392 265223)

PRICE AND TENURE

Unconditional offers are sought in the region of £250,000 for the freehold of this well-located Office Building on a generous site with ample car parking, and that has potential for a residential development, subject to the usual consents. The site would therefore suit an owner occupier or a developer seeking a future consent.

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BUSINESS RATES

Rateable Value: - £12,250 (2017 valuation)

A reduction of up to 100% could be available under the small business rate relief scheme. To see if you or the premises qualify for this reduction, please contact Exeter City Council on 01392 277888 for further information.

VAT

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

SERVICES

We understand that mains water, drainage, gas and electricity are available to the site. Interested purchasers are advised to make their own enquiries of the relevant service providers to ensure there is sufficient capacity for the proposed development.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been requested, a copy of which will be available to download from the web site. The rating is:

LEGAL COSTS

Each party are to be responsible for their own legal costs

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0642)



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EX4 6JN

**Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
FULL PLANNING PERMISSION GRANTED**

Part I - Particulars of Application

DATE RECEIVED: 7 July, 2000

APPLICATION NUMBER: 00/00999/03

Particulars and location of the Development

PROPOSAL: Erection of 6 flats and access to highway (renewal of permission 95/0363/03)

LOCATION: 3 Queens Road, Exeter, EX2 9ER

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Exeter City Council 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 five 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 other than in strict accordance with the details of the particulars and drawings of the development accompanying the application hereby approved, as amended by letter and/or drawings received by Exeter City Council on 8 September 1995 dwg no 95/023/01A.

Reason: In order to ensure that the development is carried out in accordance 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 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.



Modern Service Delivery



INVESTOR IN PEOPLE

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 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.

5. In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to become established and to prosper for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced with such live specimens of such species of such size and in such number as may be approved by the Local Planning Authority.

Reason: To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

6. A screen wall or fence shall be constructed along the boundaries of the site as shown on the attached plan; the type, height and design of the wall or fence and the time of its construction shall be subject to the agreement in writing of the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the amenity of the occupants of the adjoining dwelling.

7. No part of the development hereby approved shall be brought into its intended use until the access, access draining and parking facilities have been provided in accordance with the requirements of this permission to the satisfaction of the Local Planning Authority.

Reason: To ensure that adequate facilities are available for the traffic attracted to the site.

8. The existing access shall be effectively and permanently closed in accordance with details which shall previously have been submitted to and approved by the Local Planning Authority as soon as the new access is capable of use.

Reason: To minimise the number of access on to the public highway and in the interests of highway safety.

9. The existing wall to the front of the site onto Alphington Road shall be retained unless the prior written consent of the Local Planning Authority has been obtained.

Reason: In the interests of visual amenity in the Conservation Area.

10. The amenity space around the flats, as shown on approved drawings, shall be retained as shared amenity space and shall not be subdivided unless the prior written consent of the Local Planning Authority has been obtained.

Reason: To ensure adequate provision of amenity space for all occupiers of the flats.

11. No construction work or other building work shall take place other than between the hours of 0800 - 1800 Mondays to Saturdays (inclusive) and not at all on Sundays or Bank Holidays.

Reason: In the interests of residential amenity.

12. Prior to commencement of development details of the location of a site compound and storage of materials shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be complied with during the construction period.

Reason: In the interests of residential amenity.

13. The parking spaces shown on the approved plan shall be used for parking of vehicles only and not for any other purpose, and shall be retained in perpetuity unless an equivalent and alternative area of land within the site can be provided to the written satisfaction of the Local Planning Authority.

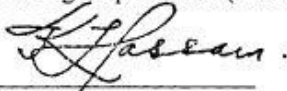
Reason: In the interests of residential amenity and the character of the Conservation Area.

14. A landscape management plan, which shall include management responsibilities and maintenance schedules for all landscape areas, other than private gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any of the residential units hereby approved. The landscape management plan shall be implemented in accordance with the approved details.

Reason: To ensure that landscaped areas are maintained to a satisfactory standard in the interests of visual amenity.

Notes to Applicant:

Informative: The applicant is asked to note that this permission does not constitute the renewal of the original permission (90/0212/03).

Signed 
Head of Planning Services

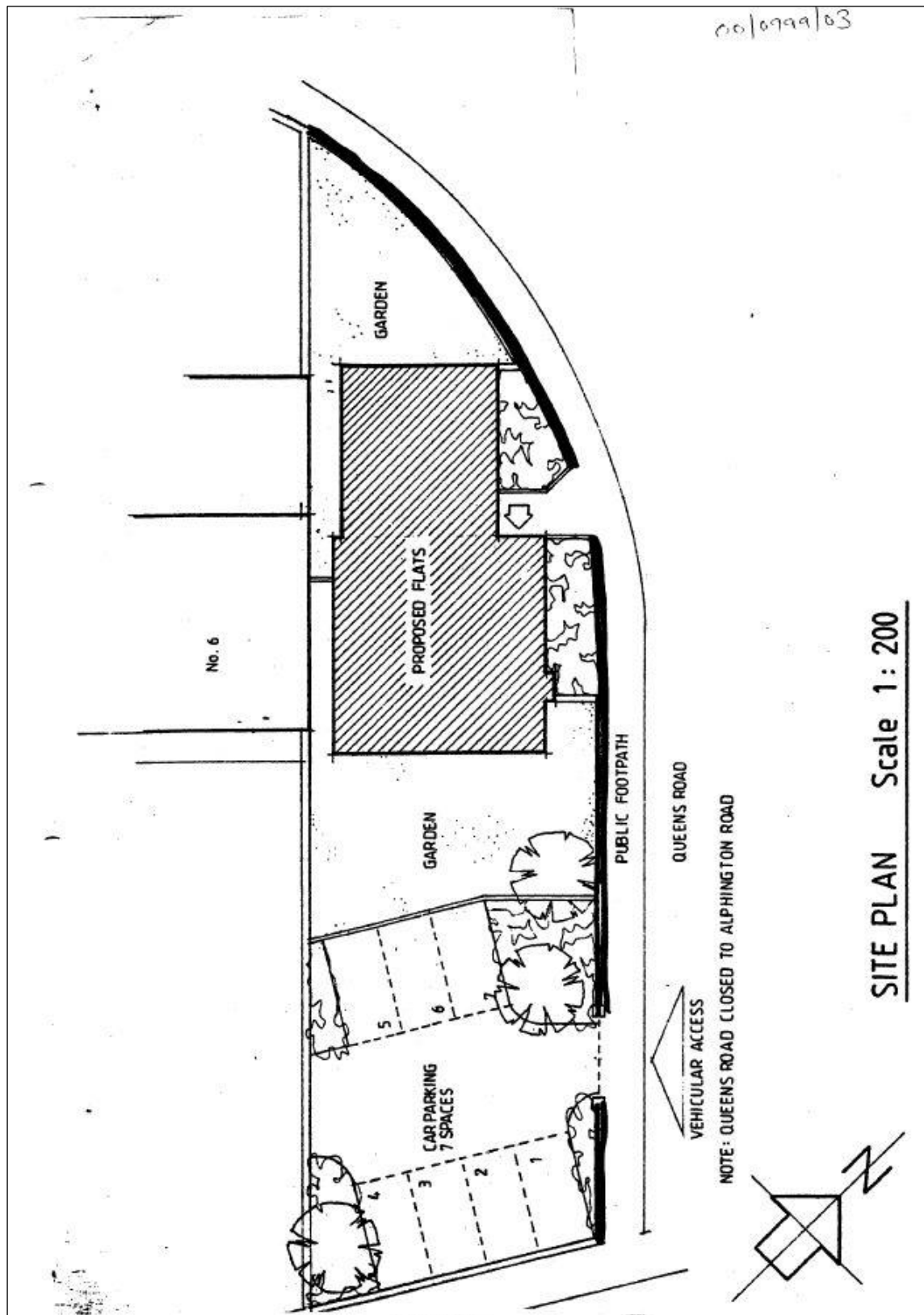
Dated: 4 September, 2000

This is not a decision under Building Regulations

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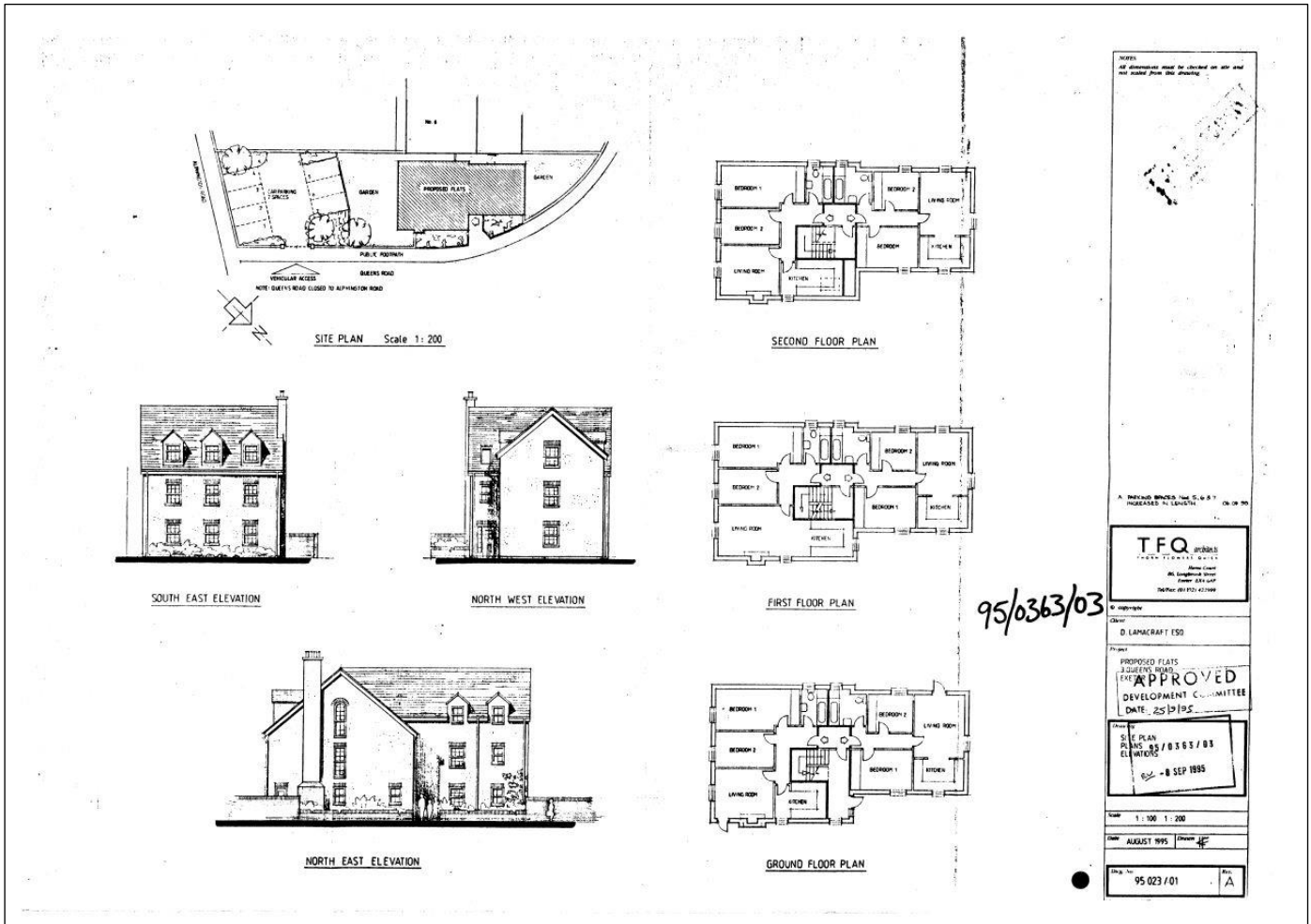
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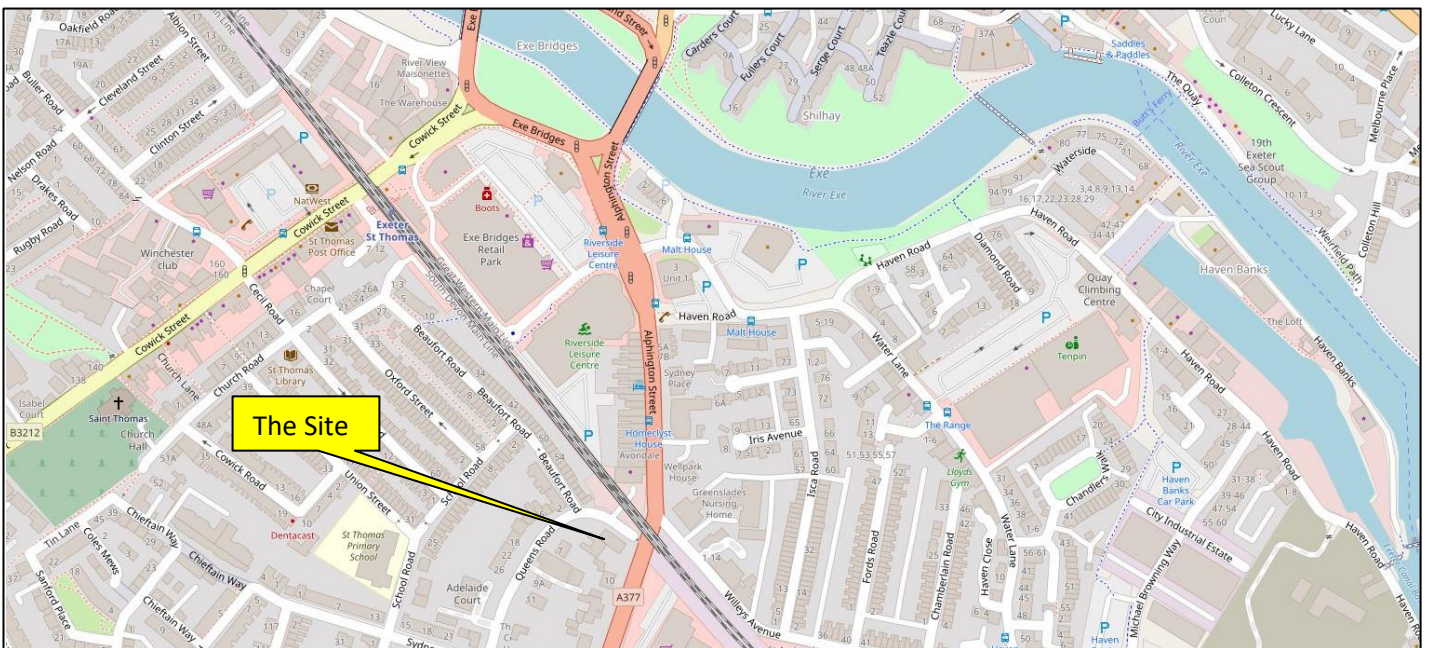
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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