

POTENTIAL DEVELOPMENT OPPORTUNITY, ST THOMAS, EXETER



- Freehold site extending to c. 0.26 acres
- Potential (subject to planning) for residential development
- Guide Price £260,000

View of the land with approximate boundary outlined in white

THE LAND – EX2 9BJ

This c. 0.26 acre parcel of land is located just to the south of Cowick Street in central St Thomas, Exeter. The land currently comprises a relatively level concrete/gravel public car park, generating an income for the present owner. To the south of the land are terraced residential houses on Powderham Road, to the west is part of the St Thomas social club, to the north is a mixture of residential and commercial buildings (2 and 3 storey) which were granted planning approval in 2017 on the site of a former garage, and to the east the land offers frontage onto Old Vicarage Road.

Interested parties may wish to note that the vendors submitted a pre-application enquiry to Exeter City Council in March 2025, with a proposal for the development of 3 no. 3 storey, 3 bed townhouses and 4no. 1 bed apartments with associated amenity and parking. The pre-application response commented “...the use of the site for some form of residential application would be acceptable subject to the provision of full details and a Flood Risk Assessment...”. The site is located within Flood Zone 3 and therefore the houses on Old Vicarage Rd were proposed with parking at lowest level and habitable accommodation above. To the rear of the site (West) the site levels increase, and it was proposed to provide apartments over 2 storeys, built above the designated flood risk level. As well as the possibility of residential development, interested parties may also wish to consider alternative commercial uses of the land, subject to any requisite consents.

EXETER

Exeter is consistently rated as one of the best places to live and work in the UK, Exeter offers a high quality of life in a beautiful city combining modern facilities with a sense of the past. Founded by the Romans in 55AD the city has a long and eventful history and today is home to some 130,000 people and is the country town of Devon and the heart of a travel to work area of over 470,000 residents.

METHOD OF SALE

The freehold site is being offered for sale with offers invited from a Guide Price of £260,000 – the vendor as seeking unconditional, subject to contract offers. The Agents are also advised that there will not be VAT applicable to the sale price.

SERVICES

Interested parties are advised to contact the relevant service providers prior to making any offer to check the availability and capacity of required mains services in the area.

VIEWING

Strictly by appointment only – please contact KLP to arrange a viewing.

PLANNING

There are currently no planning approvals applicable to the site but as mentioned opposite, there has been a pre-application enquiry made to Exeter City Council which received a broadly positive response.

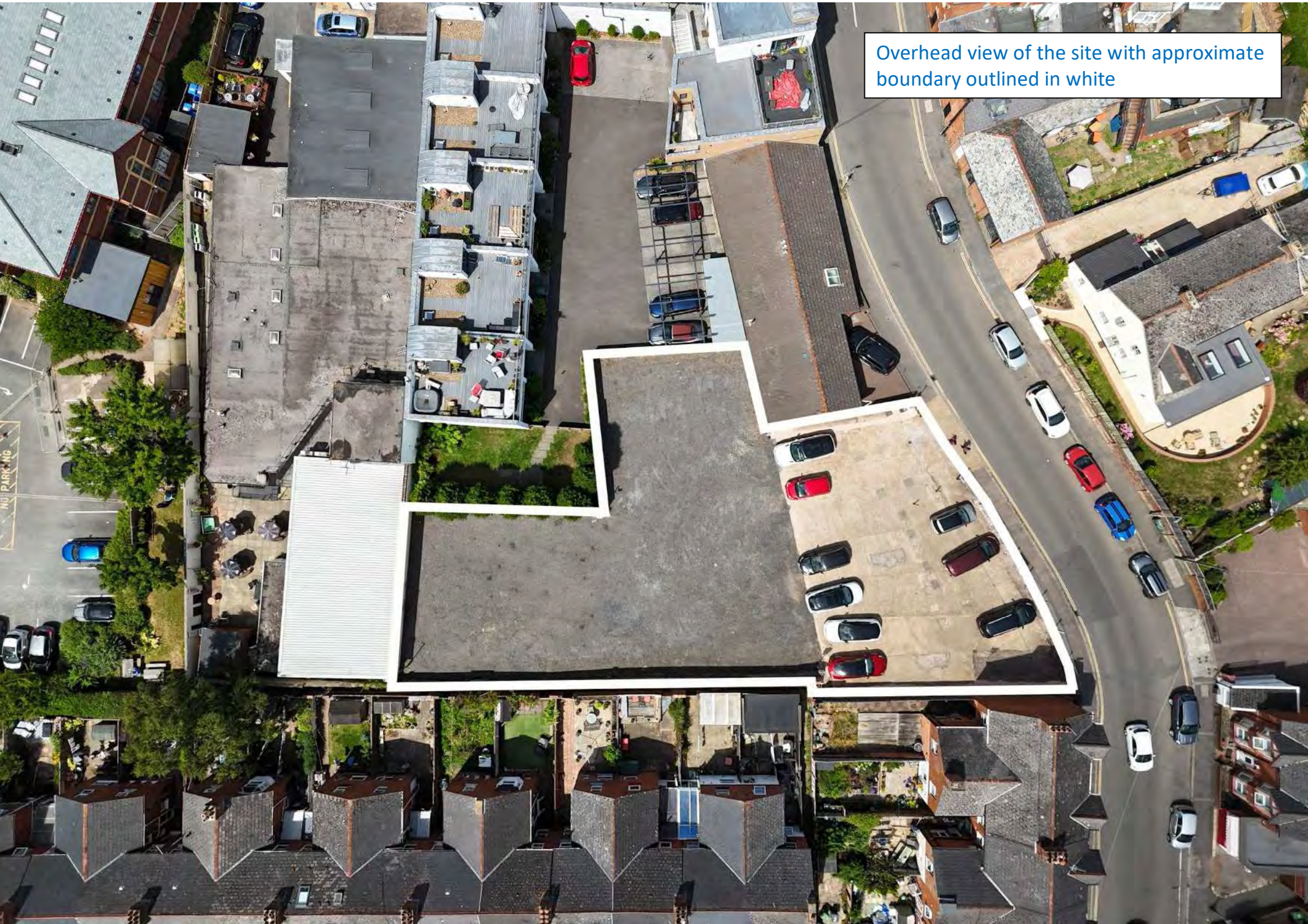
CONTACT



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300
DD: 01392 925128

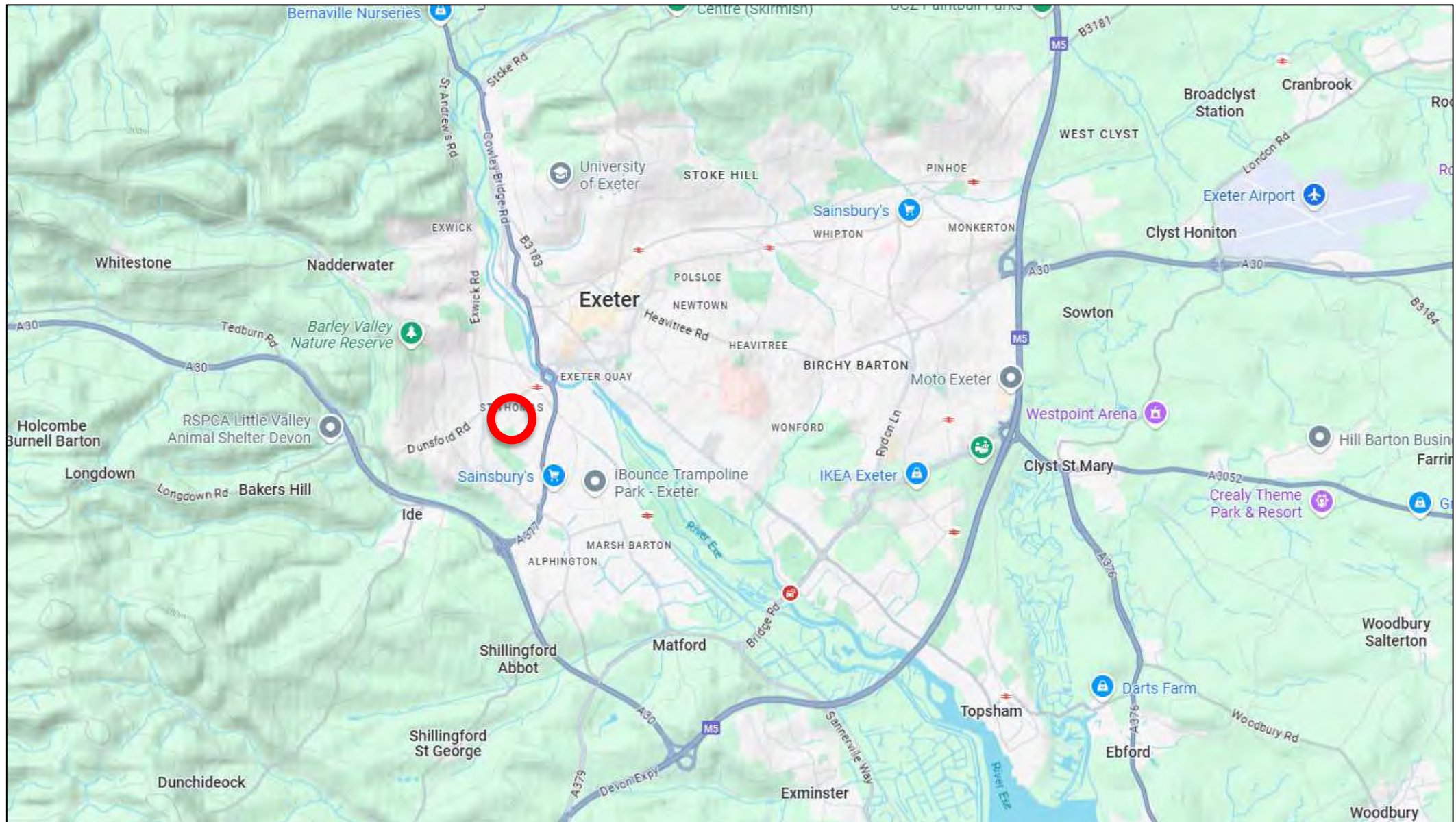
Ref: 1072/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

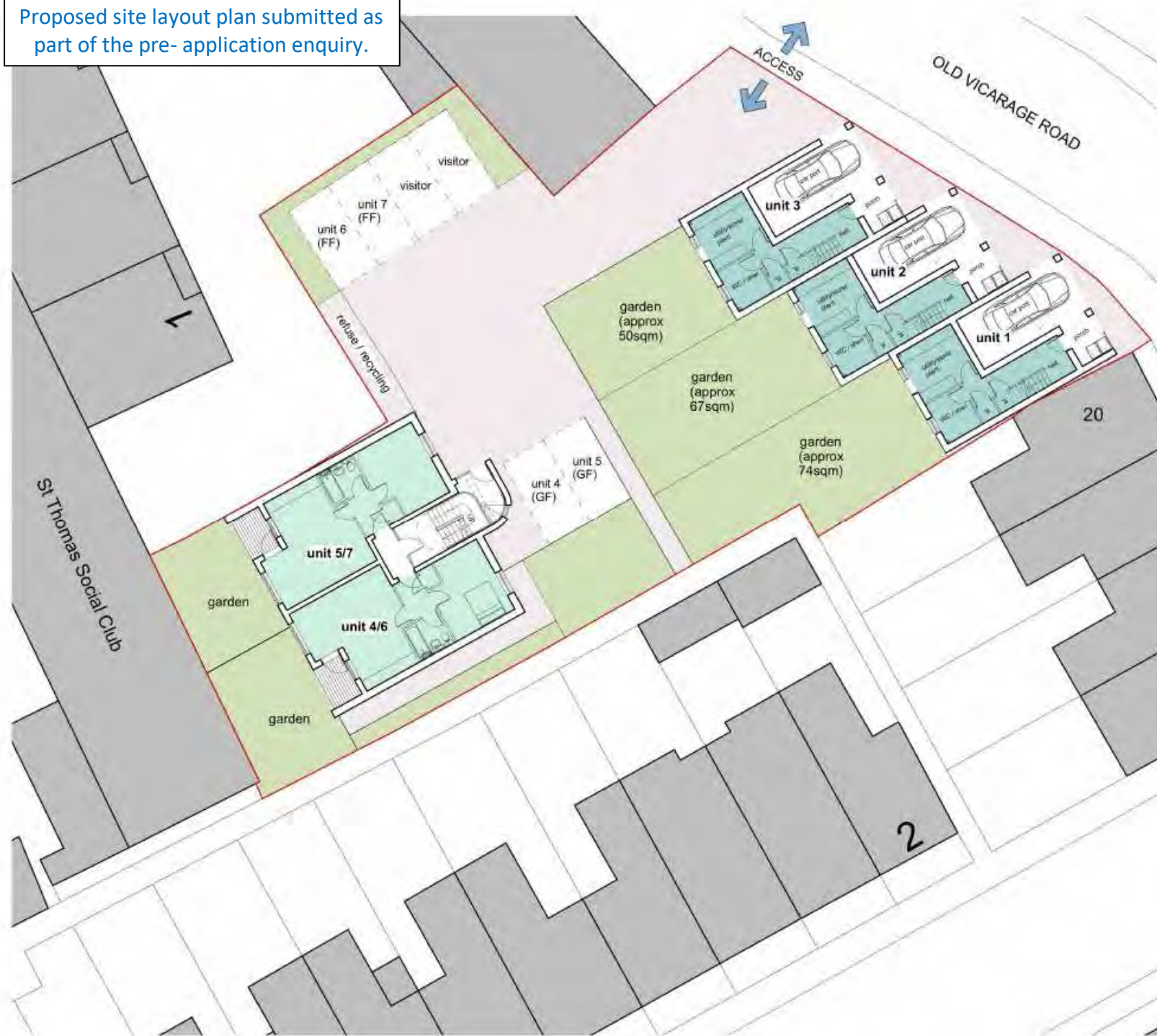


Overhead view of the site with approximate boundary outlined in white

Location Plan showing the approximate site location circled in red



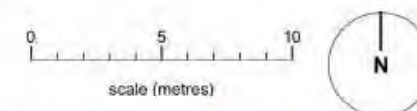
Proposed site layout plan submitted as part of the pre-application enquiry.



notes:
 This document should not be relied on or used in connection with any other document for which it was originally prepared and for which GJR Architects Ltd was commissioned. GJR Architects accepts no responsibility for this document to any party other than the person to whom it was commissioned. Use is limited only if it is used for the purpose for which it was originally prepared. All contents are to be read in conjunction with the drawings and specifications. The contractor is to check the drawings and specifications with those of other consultants and sub-contractors and to report any discrepancies prior to commencing. For the purpose of planning drawings only all built works are assumed.

© copyright gjr architects 2015. All rights reserved.

Accommodation Schedule		
Unit	Type	GIA (sqm)
1	3 bed / 5 person house	120
2	3 bed / 5 person house	120
3	3 bed / 5 person house	120
4	1 bed / 2 person apartment	50
5	1 bed / 2 person apartment	50
6	1 bed / 2 person apartment	50
7	1 bed / 2 person apartment	50



REVISION DETAILS

Rev Date Description By

The Studio
 Yeo Business Park
 Droyd St Mary
 Exeter, EX6 1DP
 t +44 (0) 1392 343814
 www.gjrarchitects.co.uk



client
 Owner

project
 Proposed Development at
 Old Vicarage Rd, St Thomas

drawing title
 Proposed Sketch Site Plan

date 03/18/25 drawn Author checked Checker

scale @ A3

PRELIMINARY

project no: 859 drawing no: 003 rev:



Photos showing the site