

BUILDING PLOT FOR A DETACHED HOUSE

NEW NORTH ROAD, EXETER, EX4 4AG



- Full Detailed Planning Permission (Ref: 16/1395/03)
 - Close to University and City centre
 - Far-reaching views to the west
- Offers in the Region of £170,000

THE PLOT – “RAILWAY VIEW”

KLP and Fraser & Wheeler, as joint sole agents, are delighted to offer to the market an opportunity to acquire a single building plot in this sought-after location within close proximity of the University and Exeter City centre. The plot has the benefit of full detailed planning permission (Ref.16/1395/03) for a detached house with vehicular access from New North Road for the proposed house which is situated to the north west of the adjoining property known as Wallington. The plot being elevated above Cowley Bridge Road, has wonderful views to the west across the railway lines and the River Exe to the hills beyond.

EXETER

Consistently rated as one of the best places to live in the UK, Exeter offers a high quality of life, a low crime rate and a highly rated University. With a population of about 120,000, Exeter combines modern facilities with a sense of the past. Cafés, restaurants, pubs and modern shops mix with historic buildings. This includes the Cathedral which was consecrated in 1133 and rebuilt in the late medieval period and the Guildhall which is claimed to be the oldest civic working building in the country. Communication links are excellent with the city being close to the M5, A30/A38 into Cornwall, mainline rail stations and Exeter International Airport.

VIEWING

Please contact either of the joint agents to arrange an appointment:



Kitchener Land and Planning
Tel. 01392 879300
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land

Ref 139/PT

PLANNING

Exeter City Council granted full detailed planning permission (Ref. 16/1395/03) for erection of a detached dwelling at Wallington, New North Road, Exeter on 12th January 2017. A non-material amendment to provide revised ground floor layout (Ref.17/0296/37) was approved on 1st March 2017.

Community Infrastructure Levy (CIL) is liable on this development, although there are exemptions to this charge for example for self-builders - see following web-link - self build exemption (for a whole house)

If you think you might qualify for relief, you should speak to the local authority as soon as possible, you should also seek their agreement to your formal claim before starting work on site, as in most cases, relief cannot be granted after development has commenced.

METHOD OF SALE

Offers are invited from a guide price of £170,000 for the freehold, subject to contract.

SERVICES

There is a mains sewer running through the site as detailed on the proposed plans, however, interested parties should make and rely upon their own enquiries of the relevant services providers.

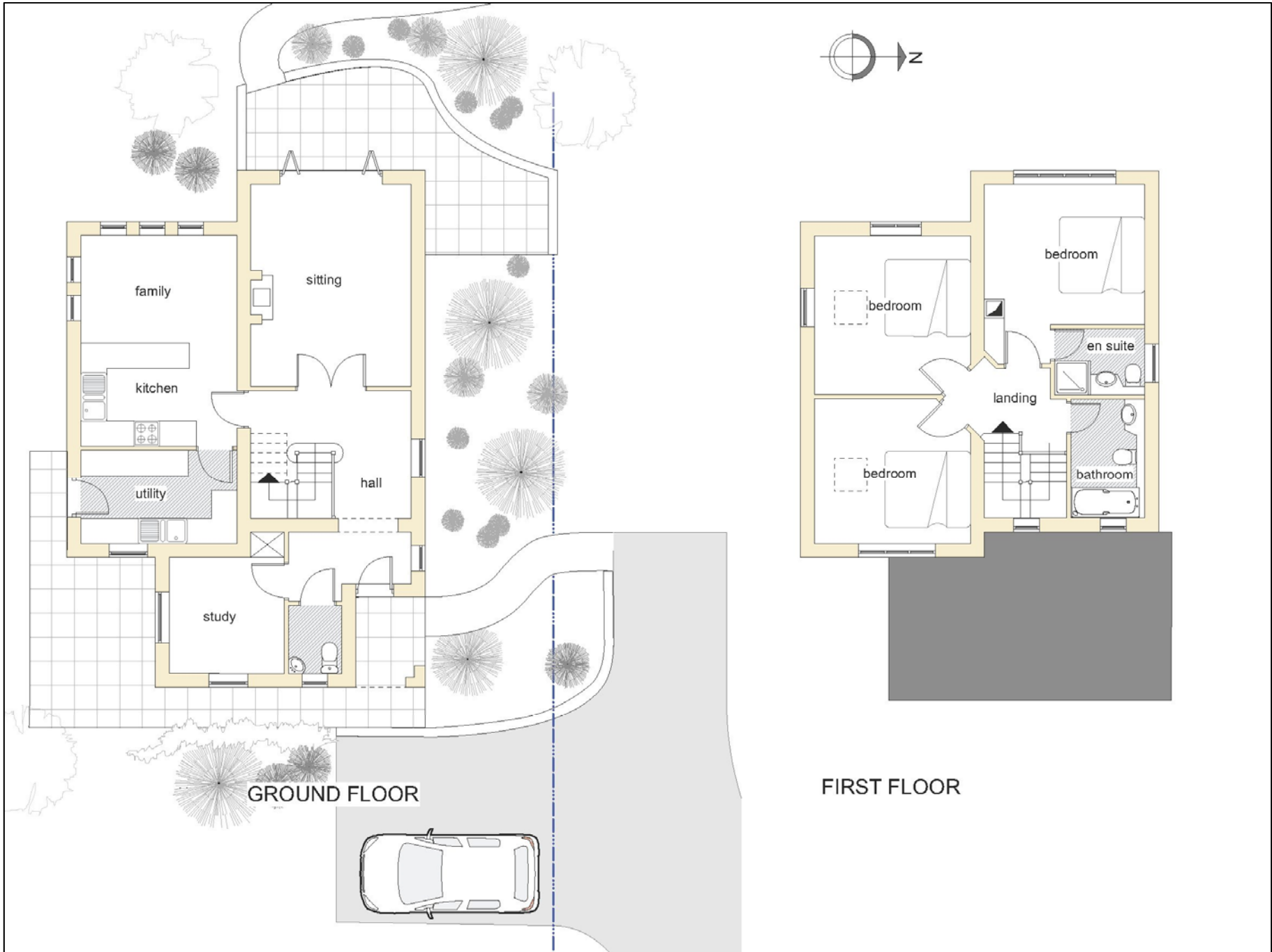


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Exeter, EX4 1AW
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Proposed Site Layout Plan (not to scale)



Proposed Floor Plans (not to scale)



Proposed Elevation Plans (not to scale)



WEST



NORTH

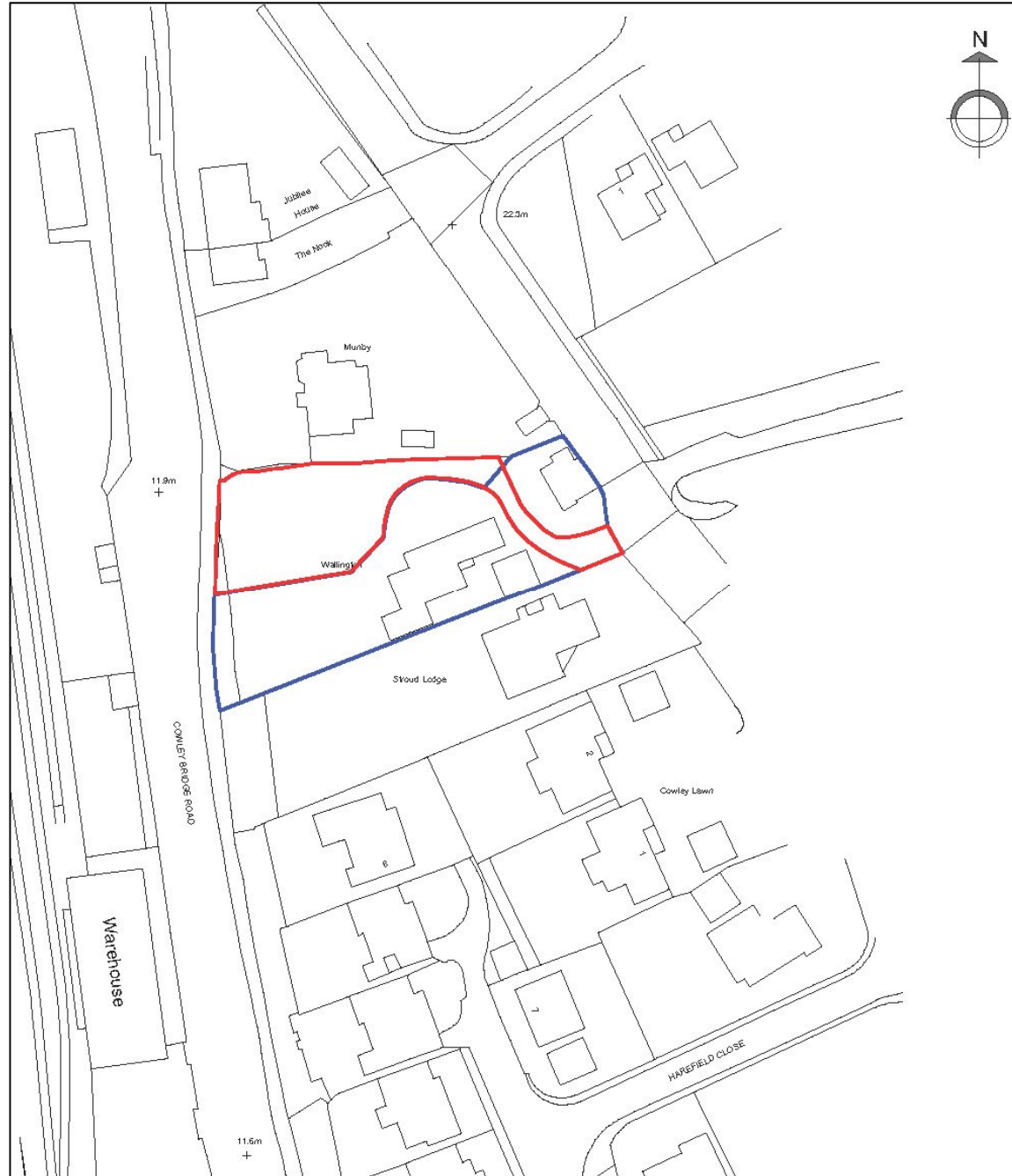


EAST



SOUTH

Location Plan (not to scale)





View of the Plot from Cowley Bridge Road looking east