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DEVELOPMENT

An opportunity to acquire a well-located Commercial Development Site on the edge of Exeter, close to Exeter Airport and the A30 Dual Carriageway. Suitable for a variety of alternative uses, subject to planning.

Noon Roberts
PROPERTY CONSULTANTS



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Offers in excess of £900,000 Freehold – Commercial Development site just off A30 by Exeter Airport
Approximately 2.3 Acres with existing Agricultural Buildings of approximately 734 sq.m (7,897 sq.ft)

Wares Farm, Clyst Honiton, Near Exeter, Devon, EX5 2BL

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SITUATION AND DESCRIPTION

Wares Farm Buildings are located on a site of approximately 2.3 Acres just over the flyover of the A30 Dual Carraigeway close to Exeter Airport and the adjoining Business Park. The site is a lozenge shape and fronts the B3184 to Aylesbeare and Farringdon, with its back to the A30 Dual Carraigeway. The site is easily accessed from the A30 at the Exeter Airport Exit, and just 4 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 M5 and into London plus the A30 to Cornwall and A38/ A380 to Plymouth and Torbay. 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 International 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, with the sites location making it well placed to draw from Exeter, East Devon and Teignbridge.

The site currently comprises a mix of enclosed and open fronted former farm buildings of varying ages and construction, previously having been Cattle sheds, and then more recently used by an Agricultural Contractor. The original Farmhouse was demolished as part of the construction of the A30 Dual Carriageway. The main enclosed Workshop building to the front of the site is approximately 281 sq.m (3,025 sq.ft) and is a useful workshop / store with Offices, toilet and kitchen within. The other buildings on the site are mainly open fronted barns or former animal pens. A particular feature of the site is the large level areas at each end of the site which offer scope for creating Yard or outside storage areas ideally suiting a scaffolding Company, Builders Yard, Plant operator or Haulage Firm. The site also lends itself to demolition of the current buildings and redevelopment either by an owner occupier or developer, subject to all the usual consents. A previous planning application was granted in August 2010 under (Application Number 10/0822/MOUT) for the development of the existing buildings and construction of new units comprising B1 (Offices), B1 (Light Industry), B2 (General Industry) and B8 (Storage and Distribution) uses together with associated works. A subsequent approval of Reserved Matters for Phase 1 was obtained in October 2013, but both of these consents have now lapsed. Copies of both of these consents and some of the associated plans etc are available from the vendors sole agents on request.

ACCOMMODATION

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

Accessed from a wide entrance from the B3184 on the main Yard area with the following range of Buildings ……

Main Workshop Building **20.88m x 13.48m (68'6" x 44'3") max**
Useful workshop building with 2 roller shutter doors providing good vehicular access. Concrete floor. Windows at high level. Power and lighting as fitted. Within the unit is constructed the following …….

Office No 1 **2.96m x 2.79m (9'9" X 9'2") max**
Strip lighting and power as fitted. Glazed panel to workshop.

Toilet
Low level WC suite



Office No 2 **4.30m x 4.11m (14'1" x 13'6") max**
Windows to 2 elevations. Power and strip lighting as fitted. Glazed panel to workshop area.

Kitchen **1.51m x 1.48m (4'11" x 4'10") max**
Stainless stell sink and single drainer with cupboards under. Space for fridge.

Open Fronted Building No 2 **15m x 13.5m (49'3" x 44'3") max**
Open fronted at each end.

Open Fronted Building No 3 **19.8m x 4.49m (64'11" x 14'9") max**
Currently divided into 5 pens but could be opened up if required.

Open Fronted Building No 4 **21.8m x 7.35m (71'10" x 24'1") max**
Open fronted storage building, currently on 2 levels with part concrete floor.

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EXTERNALLY
The buildings are located in the middle of the site with substantial Yard / open areas to either side. These are a mix of hardcore / Concrete and grass. The boundaries are fenced. The total site extends to approximately 2.3 Acres in total with a central entrance and could easily be subdivided into 2 separate areas in the future if required.

PRICE
Offers are invited in excess of £900,000 freehold of this substantial site with vacant possession on an unconditional basis. Offers subject to planning will not be considered at this stage. VAT is not Chargeable.

The site is suitable for both a Yard / Storage use with the retention and refurbishment of the existing buildings, or a full or partial redevelopment with Industrial or Office units as per the previous planning consents. However, interested parties are encouraged to make their own enquires with East Devon District Council to satisfy themselves on the position regarding their proposed use for the site.

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

SERVICES
We understand mains water and electricity (including 3 phase) are available to the premises with a private drainage system located on site. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed development.

VIEWING
Strictly by prior appointment only with the vendors sole agents, FAO Tony Noon of Noon Roberts (07831 273148) Ref (0955)



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Photos taken in 2022

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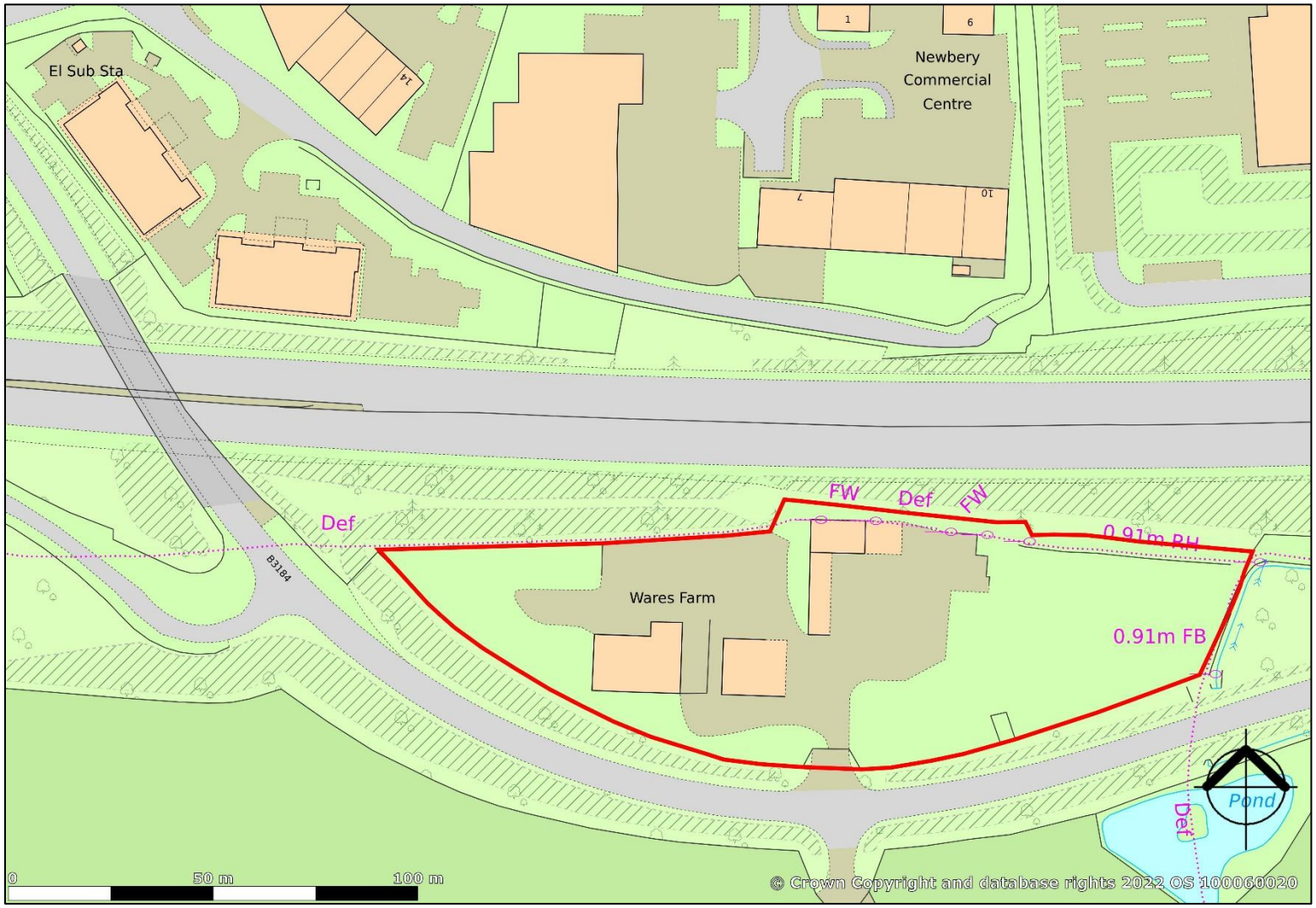
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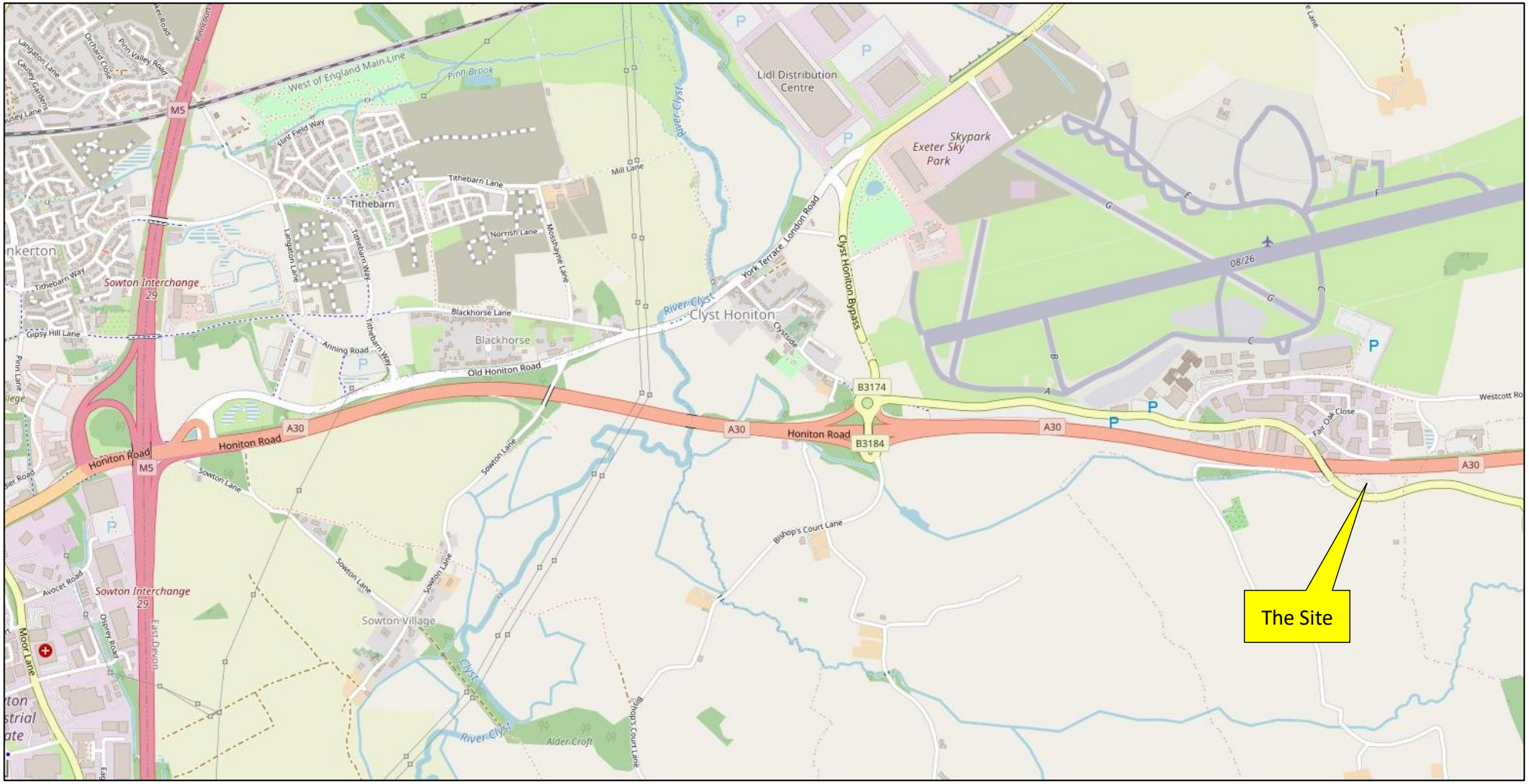


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