FOR SALE

Telegraph Hill

Exeter, EX6 7XW

Consented Development Land - 4.286 acres/1.73 ha

alder king

PROPERTY CONSULTANTS



Location

The land is located alongside the south bound carriageway of Telegraph Hill, the A380 in a prominent position. The site is located to the South of Exeter on the Newton Abbot Road. It also benefits from easy road access to Plymouth via the A38.

M5

5 miles north

A38

2 miles north

Exeter

5 miles



Accommodation

Description
The subject site comprises commercial development land which benefits from reserved matters approval for warehouse and distribution centre buildings with ancillary offices, car and lorry parking. Ref: 19/02225/MAJ.

A previous consent was granted for automotive engineering premises (B2), B1b, B8 and drive thru units (A5), Ref: 16/01423/MAJ.

Works have been undertaken to create access to the site in line with the planning permission.

Accommodation
Under application 19/0225/MAJ the total consented gross internal area is 27,771 sq ft (2,580 sq m).

Application 16/01423/MAJ allowed for a total floor area of 30,807 sq ft (2,862 sq ft). The consent allows for 2 no. Drive Thru's with a total area of 3,600 sq ft (334.45 sq m) with the retail area limited to 3,014 sq ft (280 sq m). The remaining 27,207 sq ft (2,527.60 sq m was industrial/ warehouse space.

Services
All services with the exception of gas are in the immediate vicinity with a transformer located on site.

A new water connection will have to be provided across the A380 bridge to connect to the existing SWW main (approx. 100m).

Foul sewerage is to be a private treatment plant to be installed by the developer.

We are advised that there is a fibre line within the main A380.

All prospective purchasers to make their own enquiries with the relevant authorities.

Planning | Rates | EPC | Terms

Planning
Any occupier should make their own enquiries to the Planning Department of Teignbridge District Council as to the suitability of any proposed use. Tel: 01626 361101 | **Planning - Teignbridge District Council**

Business Rates
Interested parties should make their own enquiries to Teignbridge District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. **www.voa.gov.uk.**

Energy Performance Certificate
An EPC is not applicable.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**

Purchase Price
The freehold is available for £1,500,000 + VAT.

Legal Costs
Each party is to be responsible for their own legal costs.

References
Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML
A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Alder King Property Consultants
Endeavour House
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www.alderking.com

AK Ref: NS/92603
Date: March 2025
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.