

FOR SALE

SECURE SITE ON THE MAIN SPINE ROAD THROUGH HEATHFIELD WITH DEVELOPMENT POTENTIAL (STP)

Approximately 1,983 sq.m (21,345 sq.ft) or 0.49 of an Acre
Fenced with a central Hardcore area - Suitable for vehicles / Plant

**LAND ADJACENT TO SPARKWORLD, 9 BATTLE ROAD
HEATHFIELD, NEWTON ABBOT, DEVON, TQ12 6RY**



Well located Site on the corner of Cannon Road and fronting Battle Road which is the main spine road running through the Estate. Heathfield is adjacent to the A38 Exeter to Plymouth dual carriageway linking to the M5 and the National network. This prominent site also has potential for Commercial Development, subject to planning consent, having previously had consent for 7 starter Units (Expired in 2010)

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SITUATION AND DESCRIPTION

Battle Road is the main estate spine road running through the Heathfield Industrial Estate with this site located fronting Battle Road on the corner of Cannon Road at the entrance to this popular Estate. Heathfield occupies a most convenient position adjacent to the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Excellent road communications are therefore possible, making it a favoured site for businesses covering the whole of Devon, and benefiting from its central and strategic location. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot some 5 miles and Torquay some 12 miles distant.

The site is level and securely fenced with a pair of entrance gates for vehicular access from Cannon Road. The surface is part hard core with kerbing, having previously used as an over flow car park, and park grass and landscaping. There are a number of large trees on the site which are protected by a blanket Tree Preservation Order, but we understand from our clients that some thinning and removal of these would be possible, subject to the necessary consents. The site is therefore suitable for a variety of potential users requiring secure storage for materials, vehicles, plant and equipment, scaffolding etc. Alternatively the site could be suitable for commercial development having had a consent in the past which has now expired, but this would be subject to the necessary consents.

ACCOMMODATION

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

Site **87m x 22.7m (285 x 75') max**

The site is approached via a pair of entrance gates off of Cannon Road into a hard cored central area with curbing which is approx. 50m x 15.5m (164' x 51'). The site is fenced and secure, and could be extended into the landscaped areas at each end if required, subject to any necessary consents. The site is a slightly irregular shape, see plan below for identification purposes only.



AGENTS NOTE

There are currently 2 storage cabins on the site which will be removed prior to the sale)



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SERVICES

We understand that mains water, drainage and electricity are available on the site. However, interested purchasers are encouraged to make their own enquiries of the relevant service providers to confirm sufficient capacity is available for their required use.

PLANNING

Planning consent was granted in 2007 (Expired in 2010) for a development of 7 small starter Industrial Units on the site. The Teignbridge Council planning reference was (07/01689/FUL).

TREE PRESERVATION ORDER

We understand that a blanket Tree Preservation Order was placed on the site. However, we understand that the Teignbridge Council Arboricultural Officer has confirmed that some removal and thinning would be acceptable, subject to the required consent. Further details are available on request.

PRICE AND PROPOSAL

Unconditional offers are sought in excess of £165,000 plus VAT for the freehold of this well-located site of approximately 0.49 of an Acre. Conditional offers on the grant of planning consent will not be considered. Prospective purchasers are encouraged to make their own enquiries of Teignbridge District Council Planning Department. (01626 361101)

VAT

We understand that VAT is payable on the sale price.

BUSINESS RATES

Rateable Value: - To be assessed
For further information and to clarify the rates payable, please contact Teignbridge District Council Business Rates Department (01626 361101) for further details on this property.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0912)

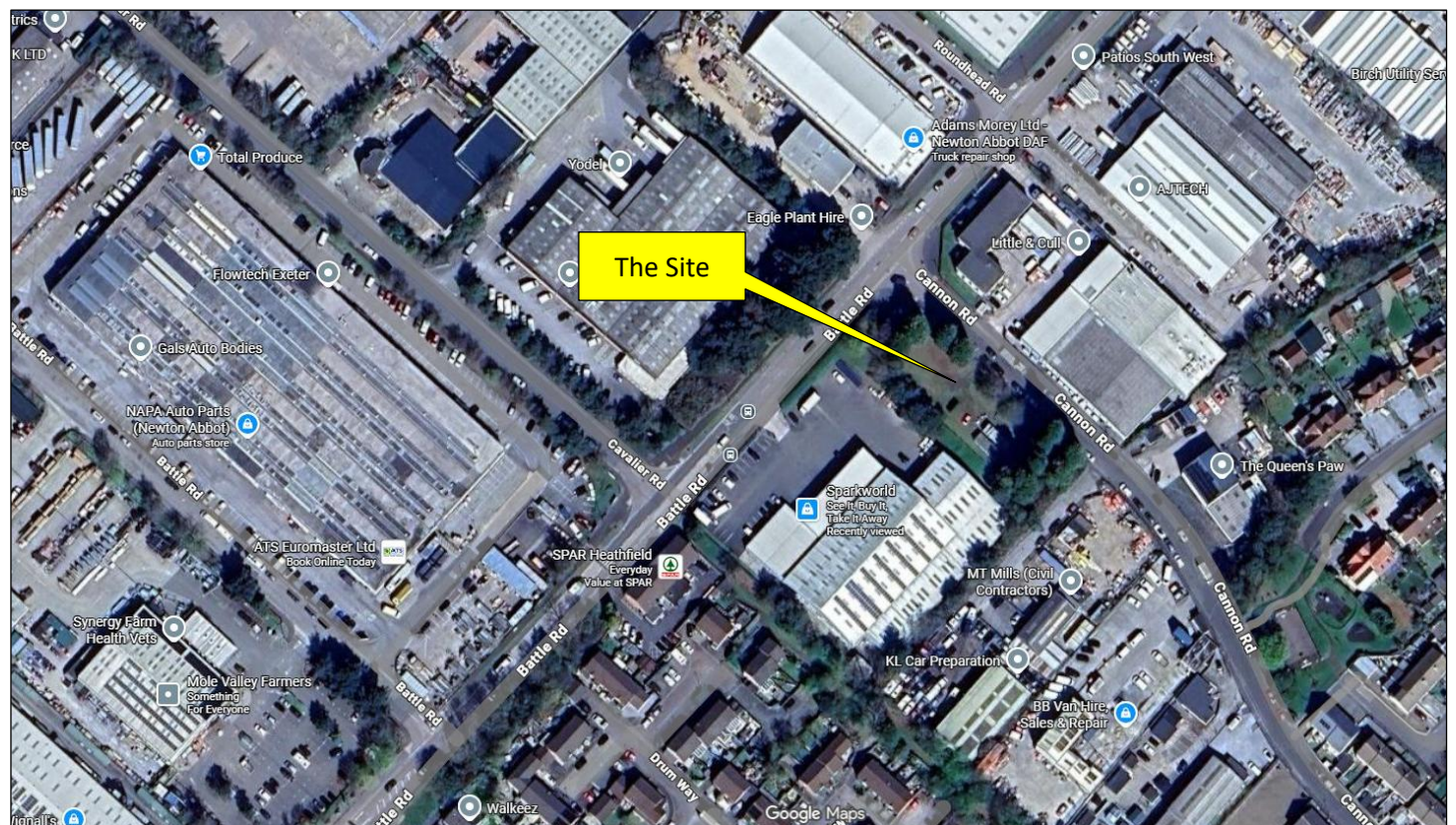


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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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