

DEVELOPMENT SITE FOR 4 DETACHED DWELLINGS

HOLLOW LANE, EXETER, EX1 3PH



- Outline Planning Permission Ref.15/1131/01
- Illustrative scheme for 4 large houses with detached double garages
- Approx. 0.39 ha / 0.96 acres
- Best & Final Offers by Midday Wednesday 27th September 2017

View over the site towards north boundary



THE SITE – EX1 3PH

A fantastic opportunity to acquire a good sized development site with the benefit of outline planning permission for 4 large detached dwellings in a superb setting on the fringe of the City. The site is elevated above the lane to the north and the land to the south and east, and affords far reaching views to the south and east. Situated towards the end of this tranquil lane the proposed development is for a private cul-de-sac of 4 quality houses.

The site is relatively level and extends to approximately 0.39 hectares (0.96 acres). Part of the site (approximately 10%) along the eastern boundary (shown on the illustrative layout plan) is to be landscaped in accordance with a scheme to be agreed by the Council and then transferred to the City Council to be used as public open space as part of the Monkerton Ridge Park.

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 an excellent 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 Philip Taverner at KLP to arrange a viewing.

METHOD OF SALE

Best & final offers are invited by midday on Wednesday 27th September 2017.

SERVICES

A drainage strategy report for both foul water and surface water drainage has been undertaken by Teignconsult following further percolation tests across the site, a copy of this report is available upon request from the agents. Interested parties should make and rely upon their own enquiries of the relevant services providers for the development of the site.

PLANNING

Exeter City Council granted outline planning permission (Ref.15/1131/01) for up to 4 dwellings and associated infrastructure with all matters reserved for future consideration, save the means of access, on land adjacent to Bethany, Hollow Lane, Exeter, EX1 3PH on 8th June 2017.

There is an associated Section 106 legal agreement which requires a contribution in the sum of £20,000 (indexed linked) towards the Monkerton Ridge Park, a Travel Plan contribution of £500 (indexed linked) per the number of dwellings, and landscaping and transfer to the City Council of the land shown beyond the proposed Devon hedgerow on the illustrative layout plan for public open space as part of the Monkerton Ridge Park.

Copies of the plans and planning permission are held on file by the agents or can be viewed on Exeter City Council's website using the planning reference.

CONTACT



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

Ref: 60/PT

Proposed Site Plan (not to scale)



- 1 Access from Hollow Lane
- 2 Hilltop viewing platform looking over the orchard
- 3 4 x 4/5 bed houses with double garages
- 4 Strategic planting
- 5 Retained and enhanced hedgerows
- 6 Proposed Devon hedgerows
- 7 Hilltop park orchard
- 8 Proposed cycle route

Hollow Lane, Hill Barton		B
Illustrative Layout		SB / DOC
150304 L 02 03	1:500 @ A3	July 2016

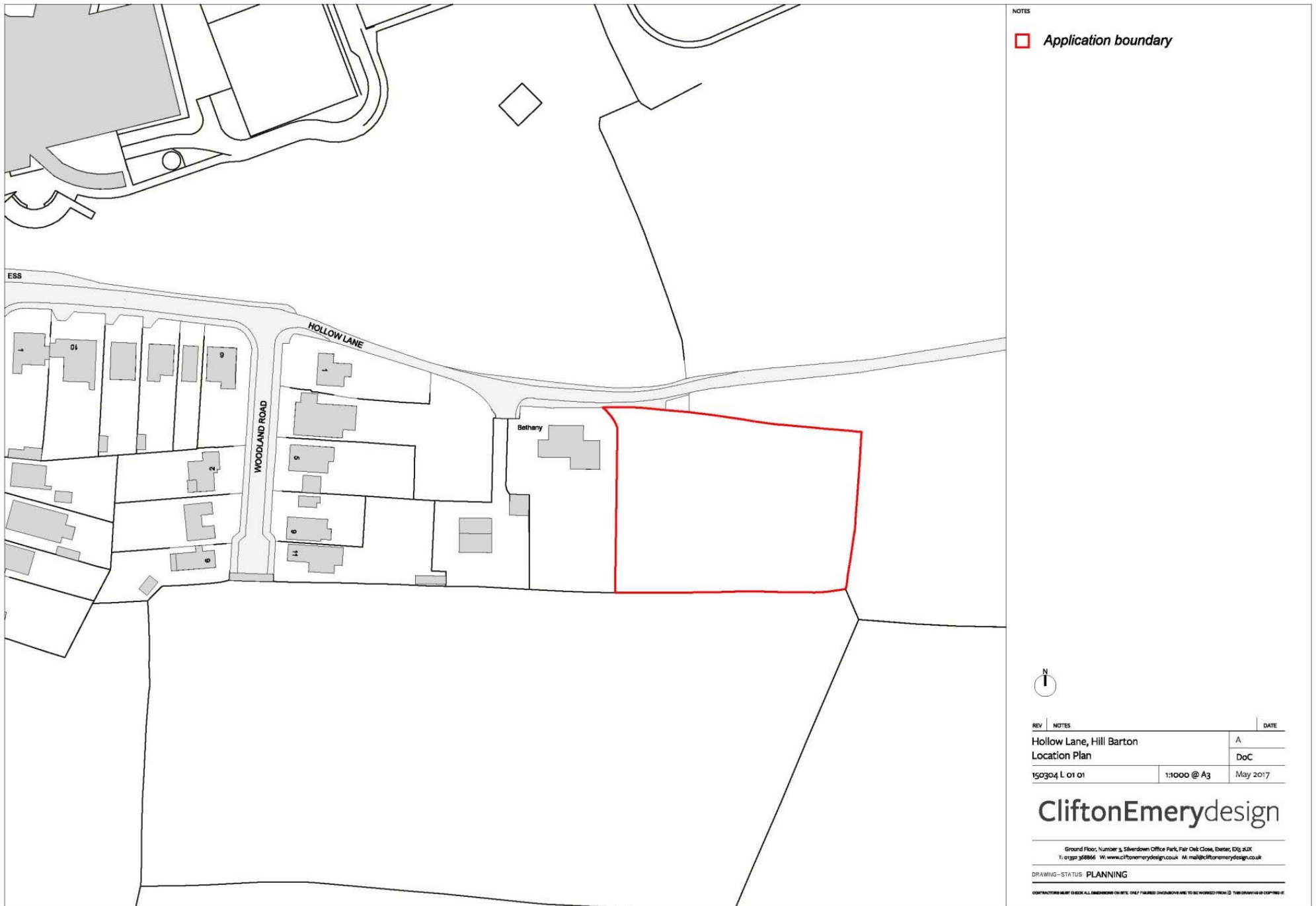
CliftonEmerydesign

Ground Floor, Number 3, Stewdown Office Park, Fair Oak Close, Exeter, EX3 2JX
 T: 01392 268899 W: www.cliftonemerydesign.co.uk M: msa@cliftonemerydesign.co.uk

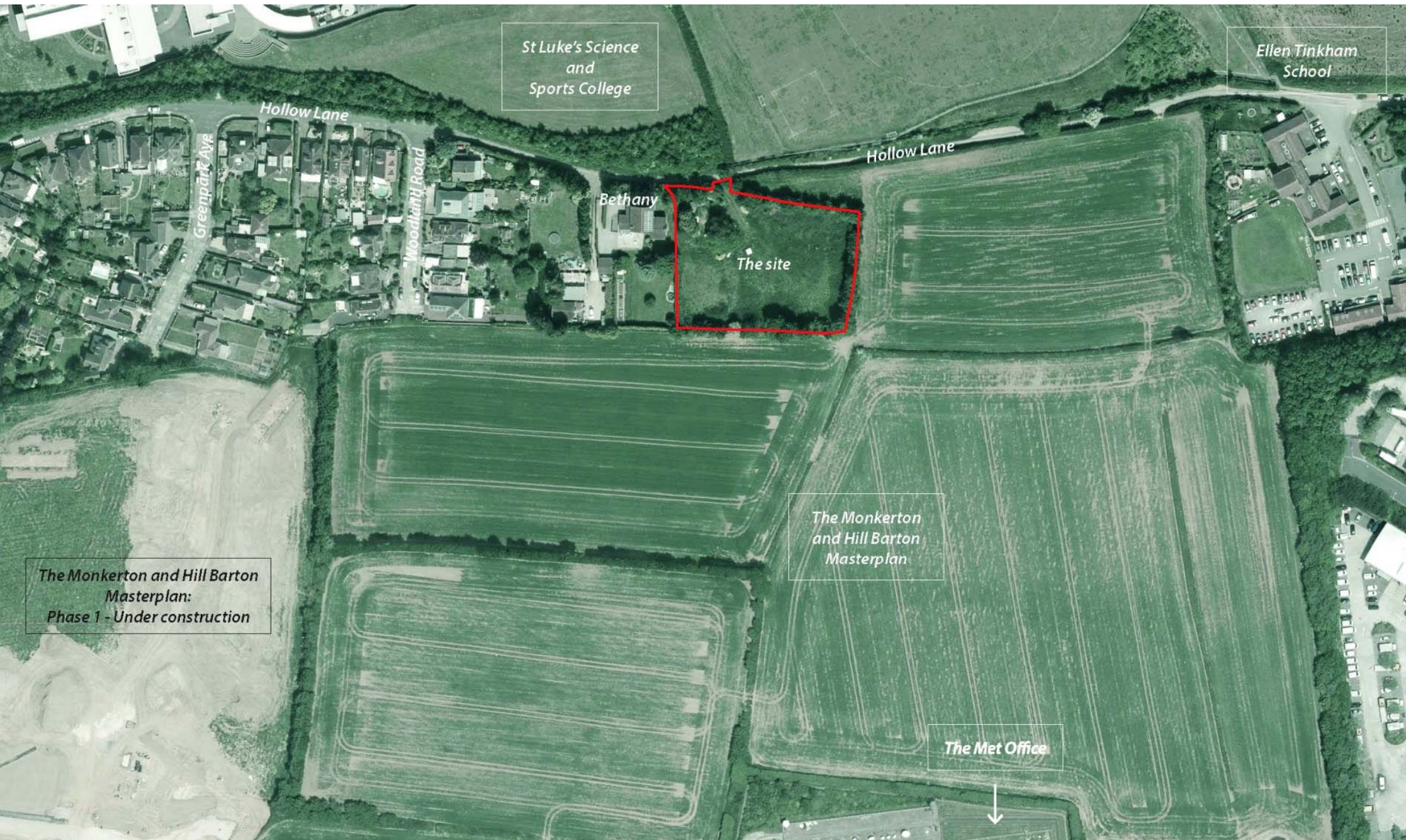
Drawing Status: Preliminary

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. THIS DRAWING IS COPYRIGHT.

OS Location Plan (not to scale)



Aerial View (not to scale)



TENDER FORM AND TENDER CONDITIONS

HOLLOW LANE SITE, EXETER

TENDER FORM – COMPLETE ALL SECTIONS IN FULL

Important – read conditions overleaf prior to completing this form.

Full Name(s)

Company Name *if applicable*

Address

 Postcode

Contact Telephone Numbers :

Daytime Evening Mobile

Tender bid amount **subject to contract**

Figures £

Words

FINANCIAL POSITION:

Please give as much information as possible, ie, whether you are a cash purchaser; dependent on borrowing (if so, has lending been agreed in principal and with whom?); dependent on the sale of a property; sold your property subject to contract (please provide details of the current position); or any other information pertinent to your financial position which might be relevant. **It would be helpful if you would provide proof of funding (letter from bank or building society).**

SOLICITORS DETAILS

Name of Firm..... Person Acting

Address

..... Telephone Number

I/we confirm that I/we have read and understood the conditions of tender overleaf and accept the conditions therein.

Signed (first applicant) Date

Signed (second applicant) Date

Continue on a separate sheet if necessary.

Please return this form in a plain sealed envelope marked “**TENDER – Hollow Lane Site, EXETER**” to the vendors agents **Kitchener Land and Planning, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB. (Attn: Philip Taverner)** by Midday Wed 27th September 2017.

TENDER CONDITIONS

1. Tenders must be submitted in writing on the tender form provided, no later than **midday on Wednesday 27th September 2017**. Forms must be completed in full.
2. Tenders must be enclosed in a plain sealed envelope marked "**TENDER – HOLLOW LANE SITE, EXETER**" and delivered to the vendors agents **Kitchener Land and Planning, Newcourt Barton, Clyst Road, Topsham, Exeter, EX3 0DB, Attn: Philip Taverner**. Tenders delivered after the due date will not be considered. It is your responsibility to ensure that your tender form arrives at the agent's offices prior to the specified date and time. Proof of posting will not be accepted.
3. Tenders may be emailed to Philip Taverner as an attachment with the subject line of the email "**Tender – HOLLOW LANE SITE, EXETER**" to ensure the email and attachment is not opened until after the tender deadline. It is your responsibility to ensure that the tender form has arrived at the agents, please call to confirm safe receipt of the email.
4. The vendor does not undertake to accept the highest or any tender.
5. The vendor does not undertake to disclose the identity or sale price of any successful tender.
6. No tender will be entertained unless it is of a fixed specific amount.
7. Any conditional offer should include details of the price, any conditions, proposed timescales, a proposed longstop date and any performance terms.
8. The successful applicant will be required to instruct his/her solicitors immediately and will be given a period of three weeks from receipt of contract, in which to exchange contracts. Should contracts not be unconditionally exchanged within three weeks, then the vendor reserves the right to withdraw from the sale.
9. The vendor reserves the right to withdraw the property from this tender or sale at any time without notice.

IF YOU HAVE ANY QUESTIONS RELATING TO THIS TENDER OR DO NOT UNDERSTAND ANYTHING ON THE TENDER FORM PLEASE CONTACT US AND WE WILL BE HAPPY TO EXPLAIN IT TO YOU.

**KITCHENER LAND AND PLANNING
NEWCOURT BARTON, CLYST ROAD
TOPSHAM, EXETER, EX3 0DB**

**Tel : 01392 879300
email : philip@klp.land**

www.klp.land