

Freehold For Sale

South Lodge

Honiton Road, Redhayes, Exeter, EX5 2AN

- Suitable for refurbishment or redevelopment
- Visibility from A30
- Close to M5 Junction 29
- Site Area: 0.361 acre (0.146 ha)
- Building Area: 885 sq ft (82 sq m)



Location

The Property sits between the A30 and Exeter Science Park in a highly prominent location very close to Jn 29 of the M5. It is accessed from Honiton Road off an adopted highway which only serves the Property.

Neighbouring schemes include Exeter Science Park and Tithebarn Green developments, which provide a vibrant mixed commercial & residential community, which will include in excess of 1,660 dwellings.

It is situated in close proximity to the 300 space Exeter Science Park Park and Change site.

A38



5 miles

M5



1 mile

Plymouth



40 miles

City Centre



4 mile



Accommodation

Description

South Lodge originally formed part of the Redhayes House estate (now the site of Exeter Science Park).

It is of brick construction under a pitched and tiled roof and was previously in residential use.

The Property is suitable for refurbishment and continued residential use or a variety of alternate uses subject to planning, including offices and clinical.

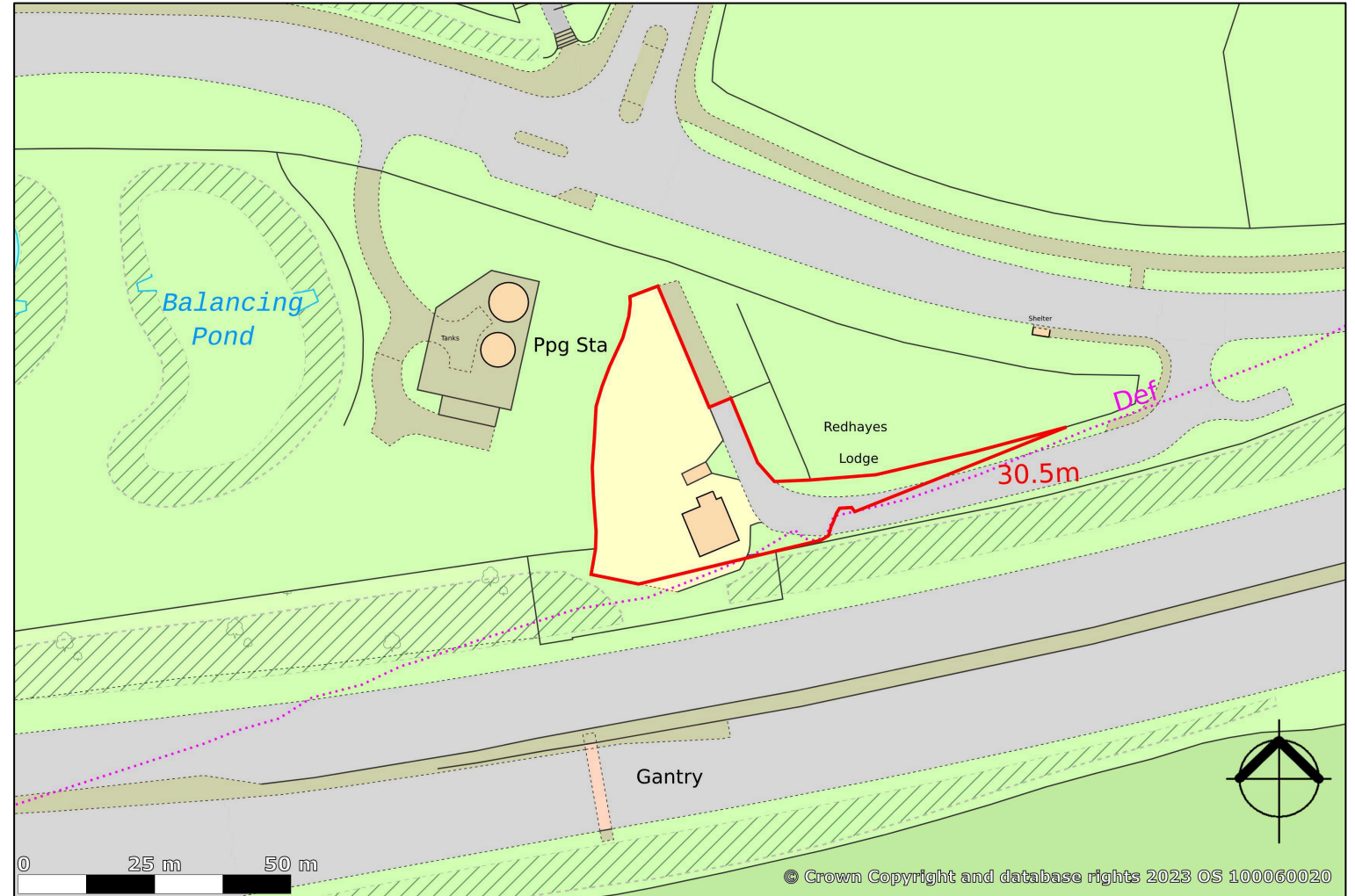
Services

We are advised that main water and electricity are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Area

The freehold area measures 0.361 acres (0.146 ha) approx.

Net Internal Area Approx	Sq ft	Sq m
Ground Floor	580	53.85
First Floor	305	28.38
TOTAL	885	82.23





Jn 29 M5

South Lodge

Park and Change
completed

Hotel
Under Construction

Exeter Science Park

Exeter Gateway
Office Park

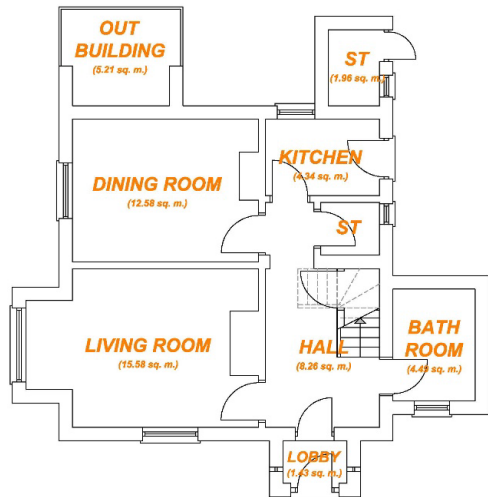
Allocated
school site

1,600+ houses
Under construction

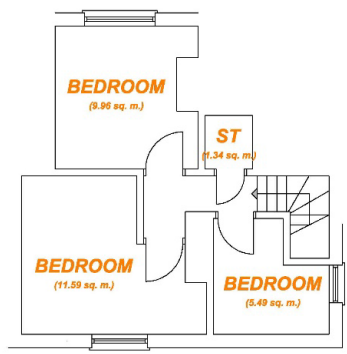
A30



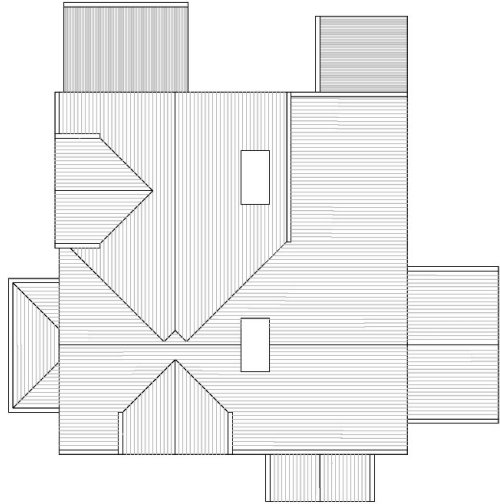
General Notes
 Figure dimensions to be taken in preference to scale dimensions. All dimensions to be verified on site before works commence, including levels, falls and arch rise dimensions.
 If you are in any doubt as to conditions, interpretation etc. you must contact the Building Control Officer at the Council office, or the office before further works are carried out.
 Structural conditions, calculations, details of stability and support must be provided as necessary by a civil and/or Structural Engineer.
 Adequate site investigation must take place before any work commences to ensure that the Contractor is fully aware of all site conditions. To include as necessary: site holes for foundations, underpinning, re-measurement etc.
IF YOU ARE IN ANY DOUBT WHATSOEVER YOU MUST ASK BEFORE PROCEEDING FURTHER.
 These drawings remain the Copyright of WOODS DESIGN SERVICES under the Copyright Acts.



GROUND FLOOR



FIRST FLOOR



ROOF PLAN



EXISTING

EXISTING

EAGLE ONE MMIII LIMITED
 SOUTH LODGE, REDHAYES,
 CLYST HONITON EX5 2AN

 EXISTING

 Date: MAY 2023
 Scale: 1 : 50 @ A1
 Drawing no: 1823 / 1

 Woods Design Services
 15 Earl Richards Road North
 St. Leonards, Exeter EX2 6AQ
 01392 666410 07970 299494



Planning | Rates | EPC | Terms

Planning

The property has most recently been in residential use since construction although no planning enquiries have been made prior to disposal. We recommend any interested party make their own enquiries as to the suitability of the property for the intended use.

Business Rates / Council Tax

Currently allocated as Council Tax Band D.

Interested parties should make their own enquiries to East Devon Council to ascertain the exact rates payable for a change of use.

Energy Performance Certificate

The property will require refurbishment prior to occupation and does not benefit from an EPC.

Proposal

Offers above £350,000 + VAT are sought on an unconditional basis.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/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
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: NS/JAS/98781 **Date:** June 2024
Subject to Contract



Noel Stevens

01392 353093
07974 156869

nstevens@alderking.com



Danielle Sendra

01392 353083
07970 660376

dsendra@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 advice from a specialist source.