

# SINGLE BUILDING PLOT FOR DETACHED HOUSE, QUEENS ROAD, EXETER



- Detailed planning approval for substantial house (ref. 23/0444/FUL)
- Plans provide for 3 storey house with six bedrooms
- Existing garage (in block to rear of plot) available by separate negotiation
- Offers in excess of £270,000

## THE PLOT – EX2 9EP

Kitchener Land and Planning are delighted to offer for sale this single building plot, located in Queens Road, St Thomas, Exeter. Detailed planning permission has been granted (ref. 23/0444/FUL) for the construction of a substantial new six bedroom detached house, with off road parking to the front and a private garden to the rear.

On the approved plans, the ground floor of the new dwelling is shown to comprise a large porch, store cupboard, lounge/office with bay window, WC, utility room, plant room, TV room and large open plan kitchen/dining/family room with large glazed doors opening onto a rear terrace and garden. On the first floor, there are three large double bedrooms (master with en-suite and walk in wardrobe) and a family bathroom. The second floor is proposed with a further three spacious double bedrooms (one of which again benefits an en-suite and walk in wardrobe). The total floor area of the dwelling, including eaves storage space on the second floor extends to c. 307sqm (3304sqft). The plot extends to c. 0.1 acres.

Interested parties who do not require such a substantial dwelling, may consider an alternative more modest design of property for the plot (subject to all requisite consents).

## 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 a highly rated 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 the vendors sole agents KLP on 01392 879300 to arrange to view the plot.

## METHOD OF SALE

This freehold plot is being offered for sale by private treaty with offers invited in excess of £270,000. An existing single garage (insulated and with a recent new flat roof, roller door, power and lighting), located in a block to the rear of the plot, is available by separate negotiation – please contact the Agents for further information.

## PLANNING

Exeter City Council granted detailed planning approval ref. 23/0444/FUL on the 6<sup>th</sup> October 2023, granting consent for the “Demolition of existing bungalow and construction of 4 bed detached house with landscaping and associated works (C3 Use Class)”. Copies of the planning approval notice and associated plans and documents are available from the Agents upon request.

## S106/CIL

The Agents are advised that there are no liabilities associated with the approved consent, but the proposed development is CIL liable. The CIL form submitted with the approved application shows a chargeable floor area of 212sqm (accounting for the loss of existing floor area of the existing dwelling). Please contact Exeter City Council for further information.

## UTILITIES

The Agents are advised that mains utilities are currently connected to the existing bungalow - interested parties are however advised to contact the relevant utility providers to confirm the location and capacity of mains services required prior to making any offer.

## CONTACT



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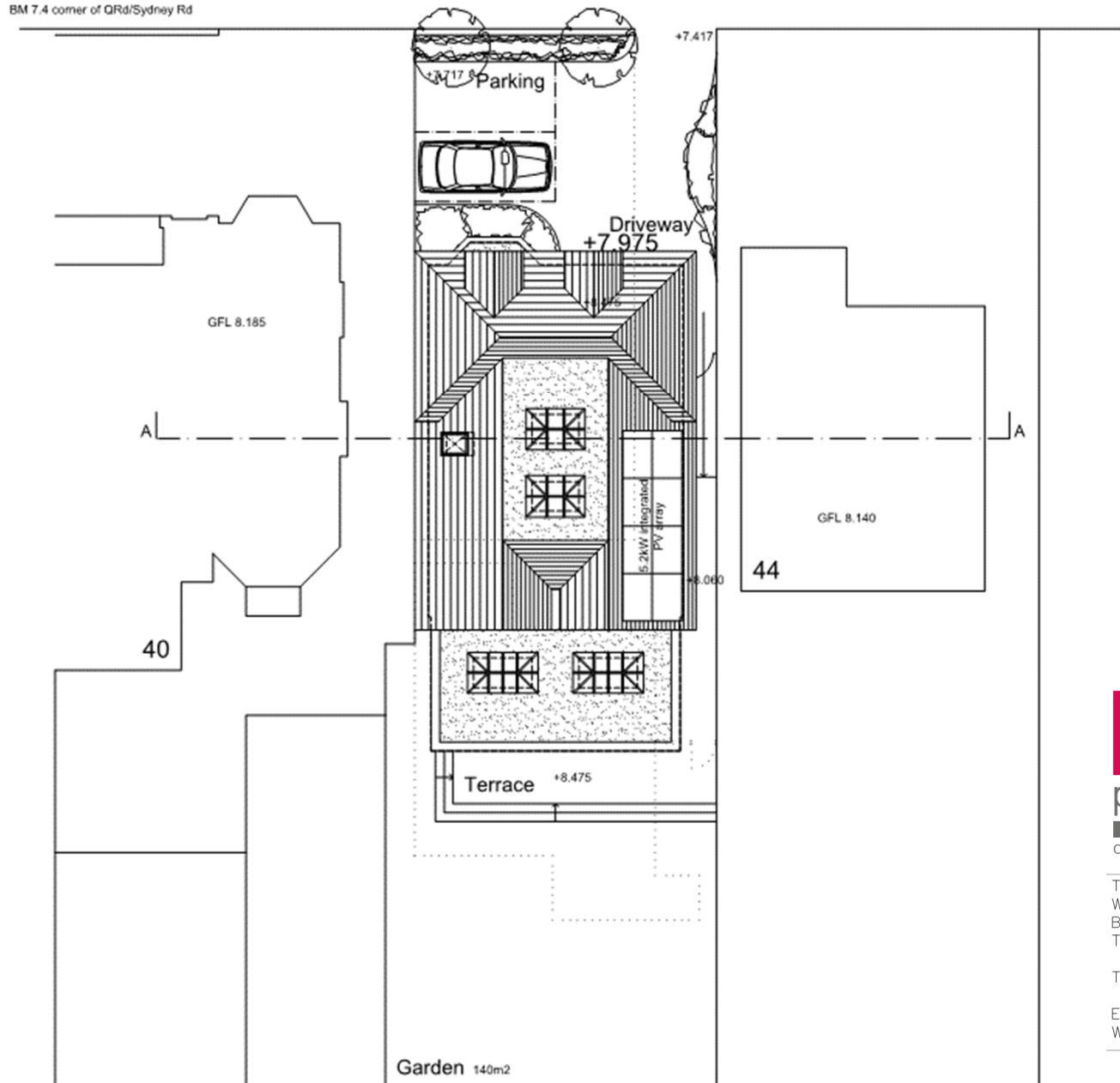
**Ref: 918/AM**

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

QUEENS ROAD

+7.207

BM 7.4 corner of QRd/Sydney Rd



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Proposed Site Plan – not to scale

Proposed Elevations – not to scale



SOUTH-EAST ELEVATION

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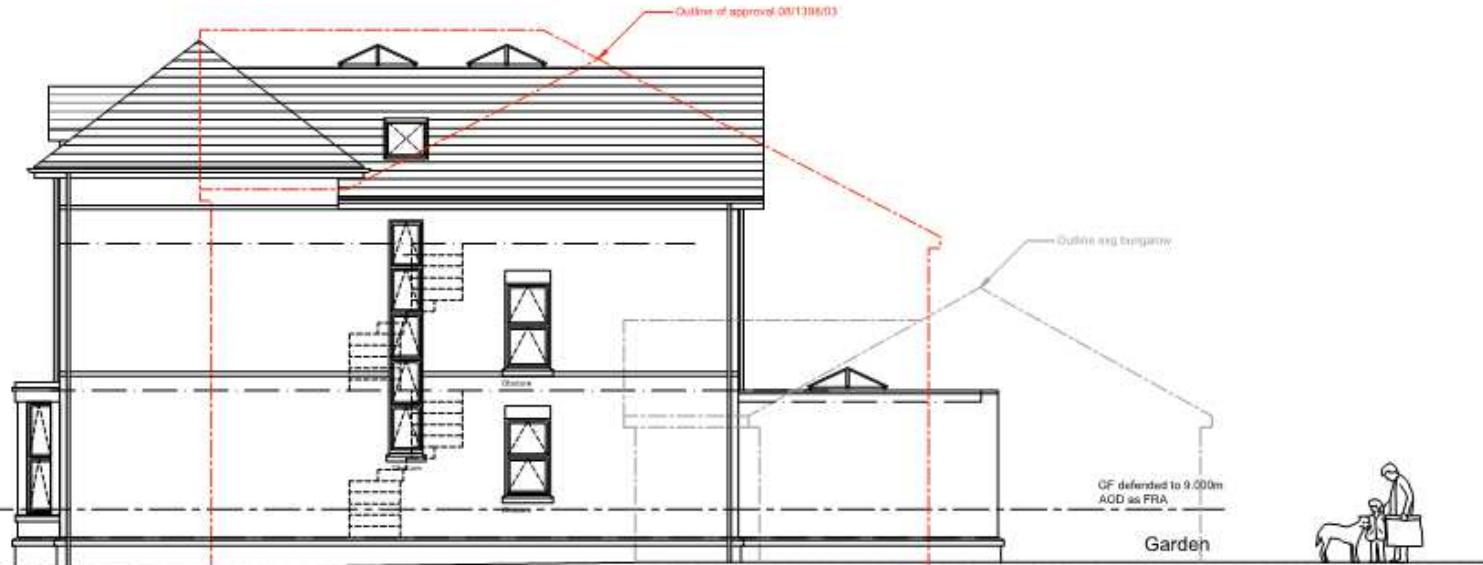
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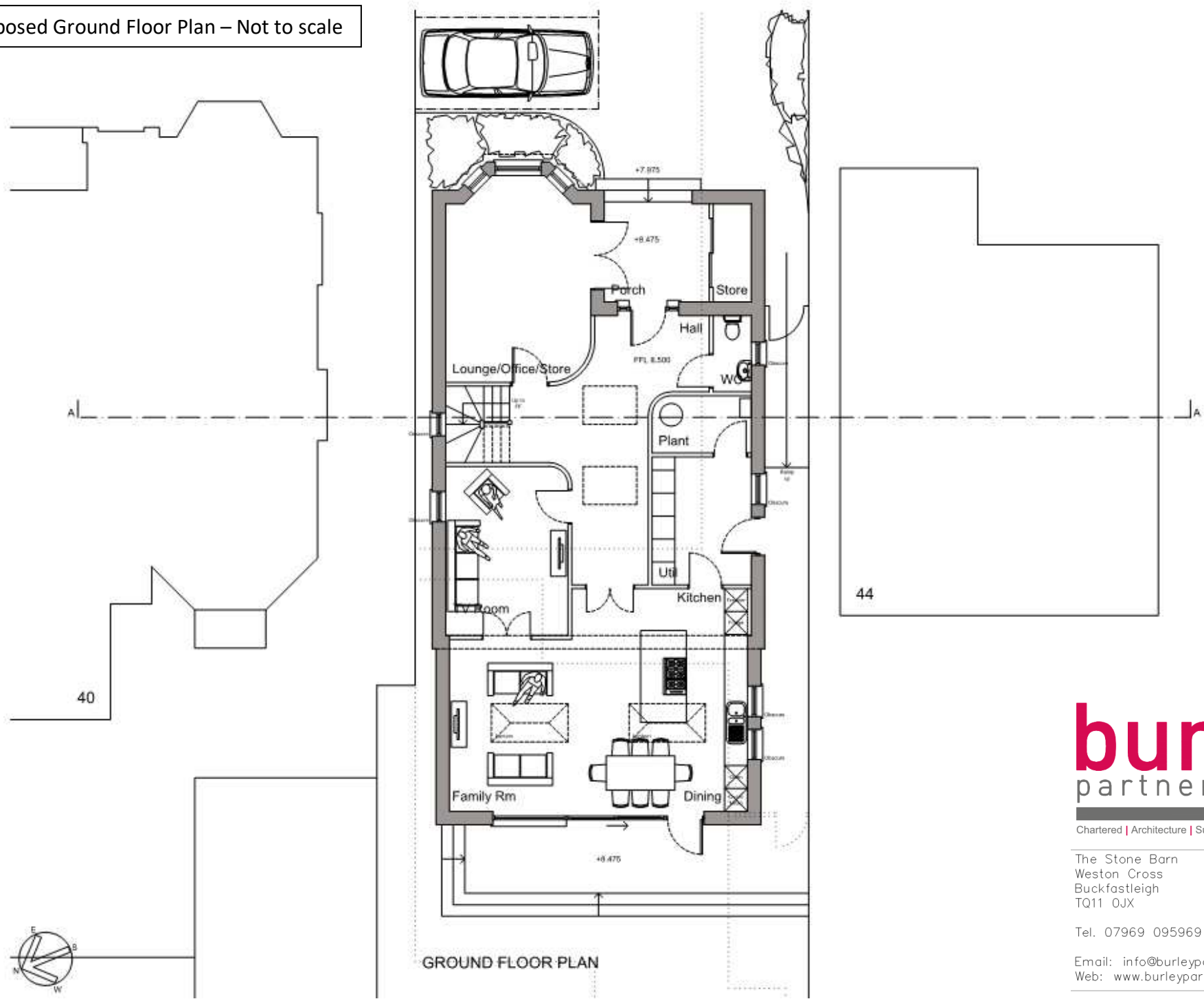
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NORTH-EAST ELEVATION

Proposed Ground Floor Plan – Not to scale



GROUND FLOOR PLAN

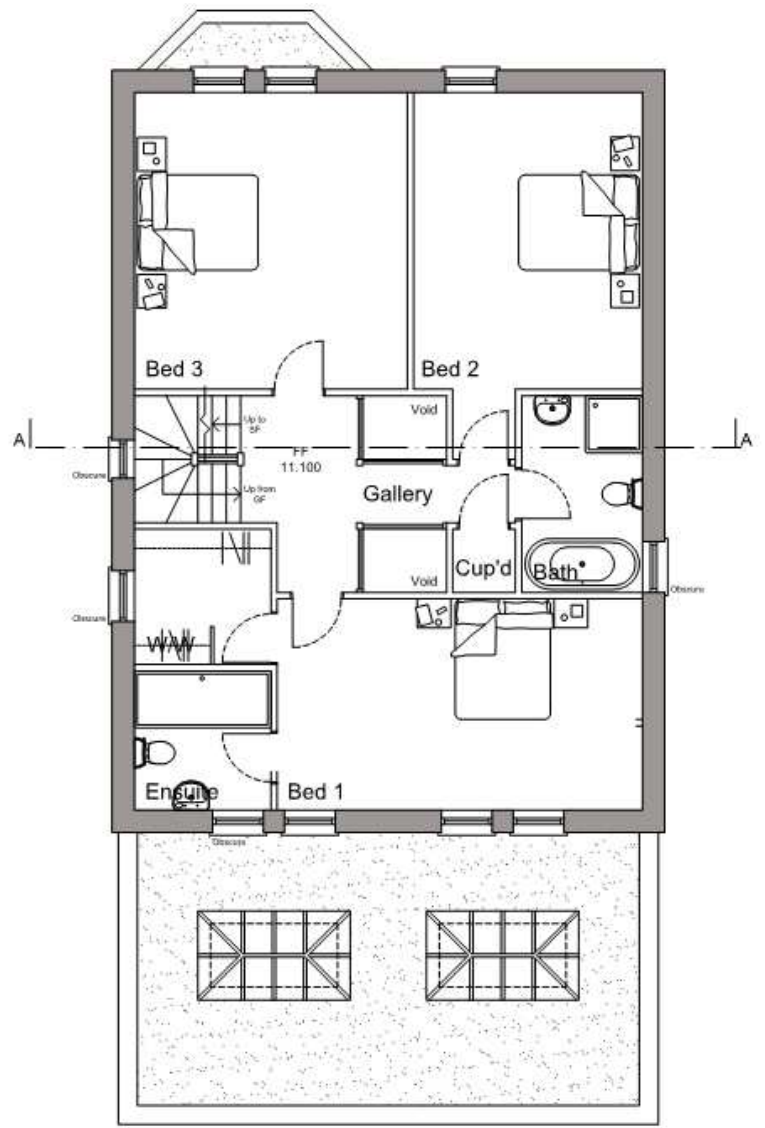
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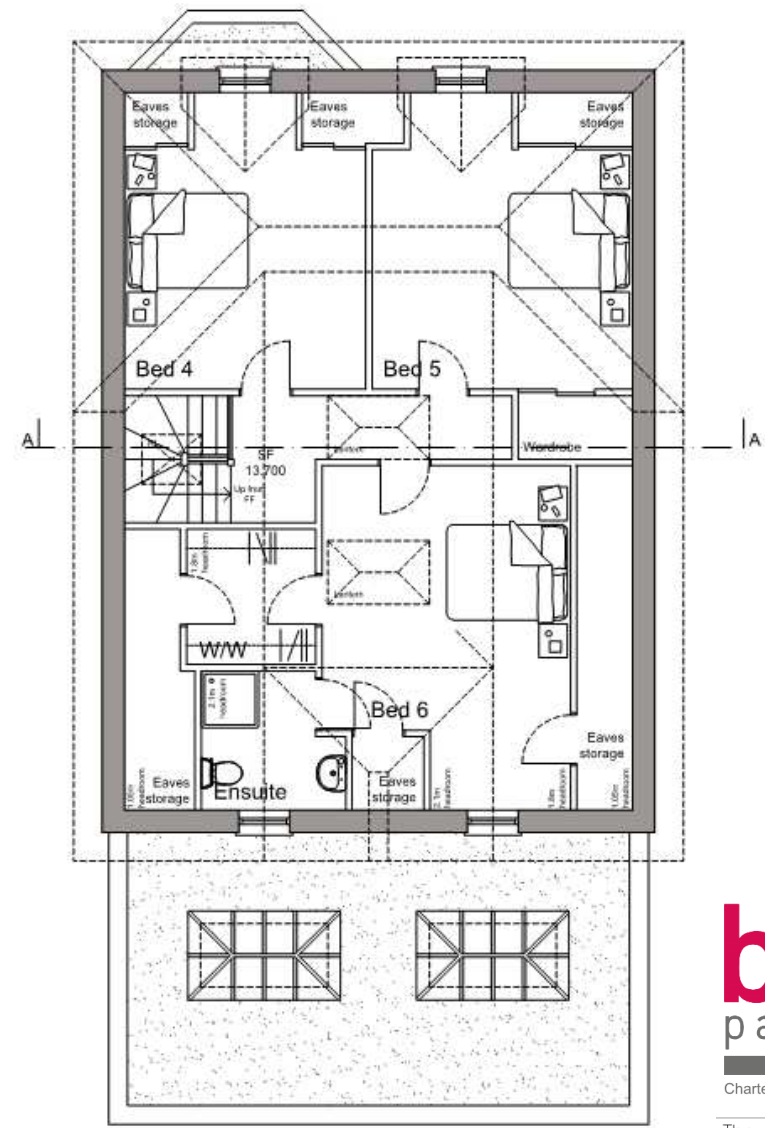
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Proposed First & Second Floor Plan – Not to scale



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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Photos (clockwise from top left) showing: View of the plot from Queens Rd; View over Exeter, View of existing garage (available by separate negotiation), View of Queens Road with entrance to plot on left hand side.