

FOR SALE BY INFORMAL TENDER

On Behalf of Devon County Council

SOUTH WEST
norse

Former Millwater School Site, Honiton Bottom Road, Honiton, EX14 2ER



- Former Devon County Council School Site in a popular residential area
- South Eastern side of Honiton
- Site area approximately 0.52 hectares (1.24 acres)
- Potential for residential development, subject to planning

For sale by Informal Tender -
Closing date 12.00 noon
Wednesday 22 May 2024

Contact: Adrian Priest
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agency and estates management | integrated design services | surveying and maintenance | management consultancy | partnerships and joint ventures

South West Norse, Venture House, One Capital Court, Bittern Road, Exeter, EX2 7FW

01392 351000
southwestnorse.co.uk

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Location

The site is situated within one of Honiton's most popular residential areas, conveniently located on the South-Eastern fringes of the town within walking distance of a Tesco store. Honiton is a bustling market town with a thriving community. It has most of the usual multiples such as W. H. Smith and Boots, as well as a variety of independent shops, restaurants, schools, sports centre/ swimming pool, and a golf club. Honiton has a main line rail link to London (Waterloo) together with excellent commuter links with a dual carriageway to the Cathedral City of Exeter the County Town, some 16.5 miles to the west. Exeter has an excellent range of shopping and sporting facilities, theatres, arts centre, main line rail link to London (Paddington), an international airport and the M5 via junctions 29 and 30.

The Regency coastal resort of Sidmouth is about 9 miles to the south which lies on the Jurassic Coast, a World Heritage Site over which there are delightful picturesque walks and dramatic scenery.

Description

The property comprises a level brownfield site with direct access off the public highway and comprising approximately 0.52 hectares (1.24 acres), as shown edged in red on the respective plan included in these particulars. The vendor will demolish and remove all build buildings currently on the site, including all floor slabs and foundations to a depth of 1200mm, which will be

back-filled with appropriate graded crushed demolition material.

The area of land shown edged in blue, which currently forms part of the site, is to be retained by the Council and will be leased to the adjoining Littleton Primary School.

Services

All mains services are understood to be available.

VAT

Interested parties are advised that Devon County Council, as Vendor has confirmed that it is not intended to charge VAT on the purchase of the property

Planning

The site currently has Education Use Class D2. Pre-Application Planning Advice was obtained by Devon County Council on 28/03/2023 which concludes that redevelopment of the site with residential properties is considered acceptable in principle. A copy of the advice can be found within the Marketing Pack for the site but Interested parties should make further planning enquiries regarding change of use or redevelopment potential to the Local Planning Authority, East Devon District Council on 01404 515616 or Email planningeast@eastdevon.gov.uk

FOR SALE

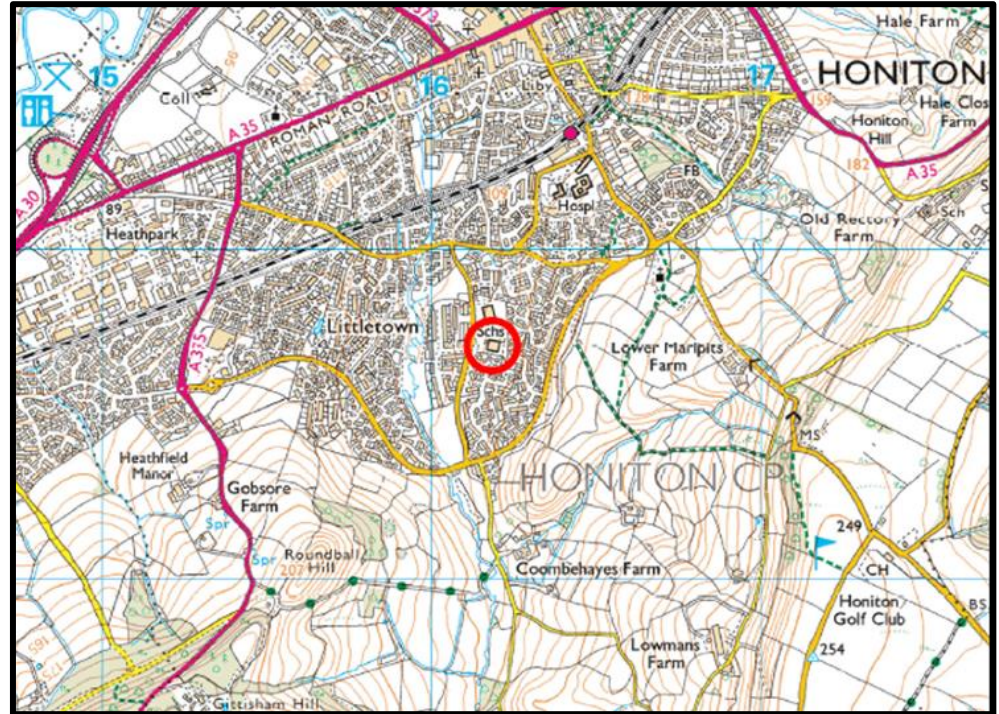
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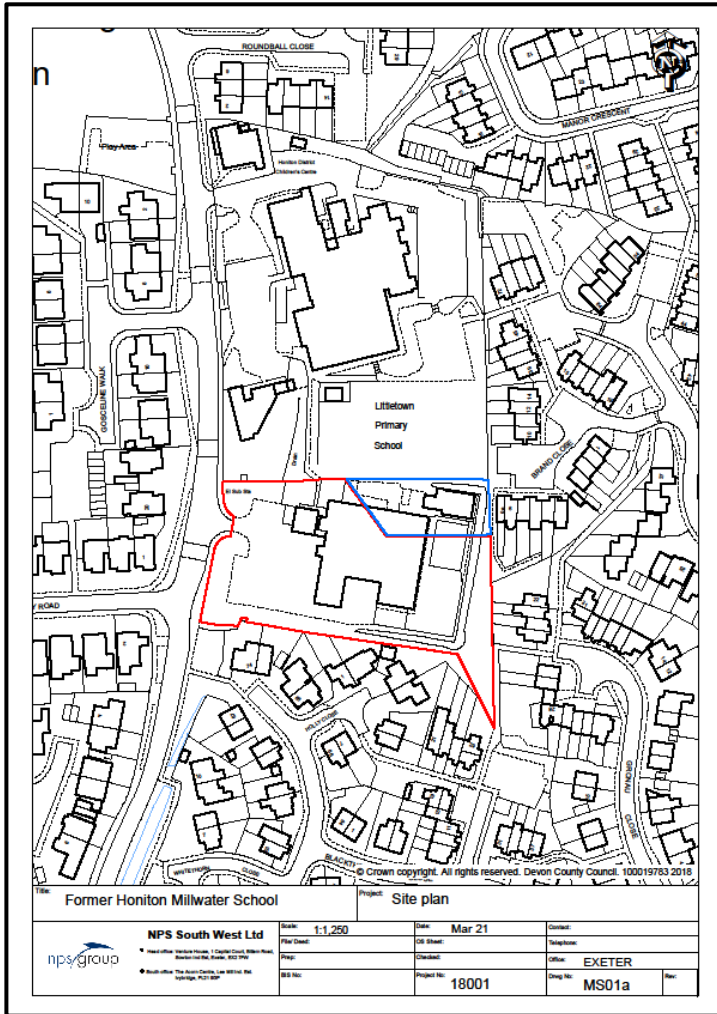
Tenure

The site is available freehold with vacant possession on completion of sale.

Directions

From the centre of Honiton High Street, proceed in a southerly direction into New Street. Follow this road under the railway bridge and take the turning on the right into Marl pits Lane, follow this road past the hospital and take the third turning on the left signposted Honiton Bottom Road and the site will be found on the left-hand side identified by our For Sale board.





Legal Costs

Each party shall be responsible for the payment of its own legal fees incurred in connection with the sale of the property

Viewing

Strictly by appointment only with South West Norse Ltd. To arrange a viewing or for any general enquiries please contact:

Adrian Priest

T: 01392 351052

M: 07824 538957

E: agency.exeter@norsegroup.co.uk

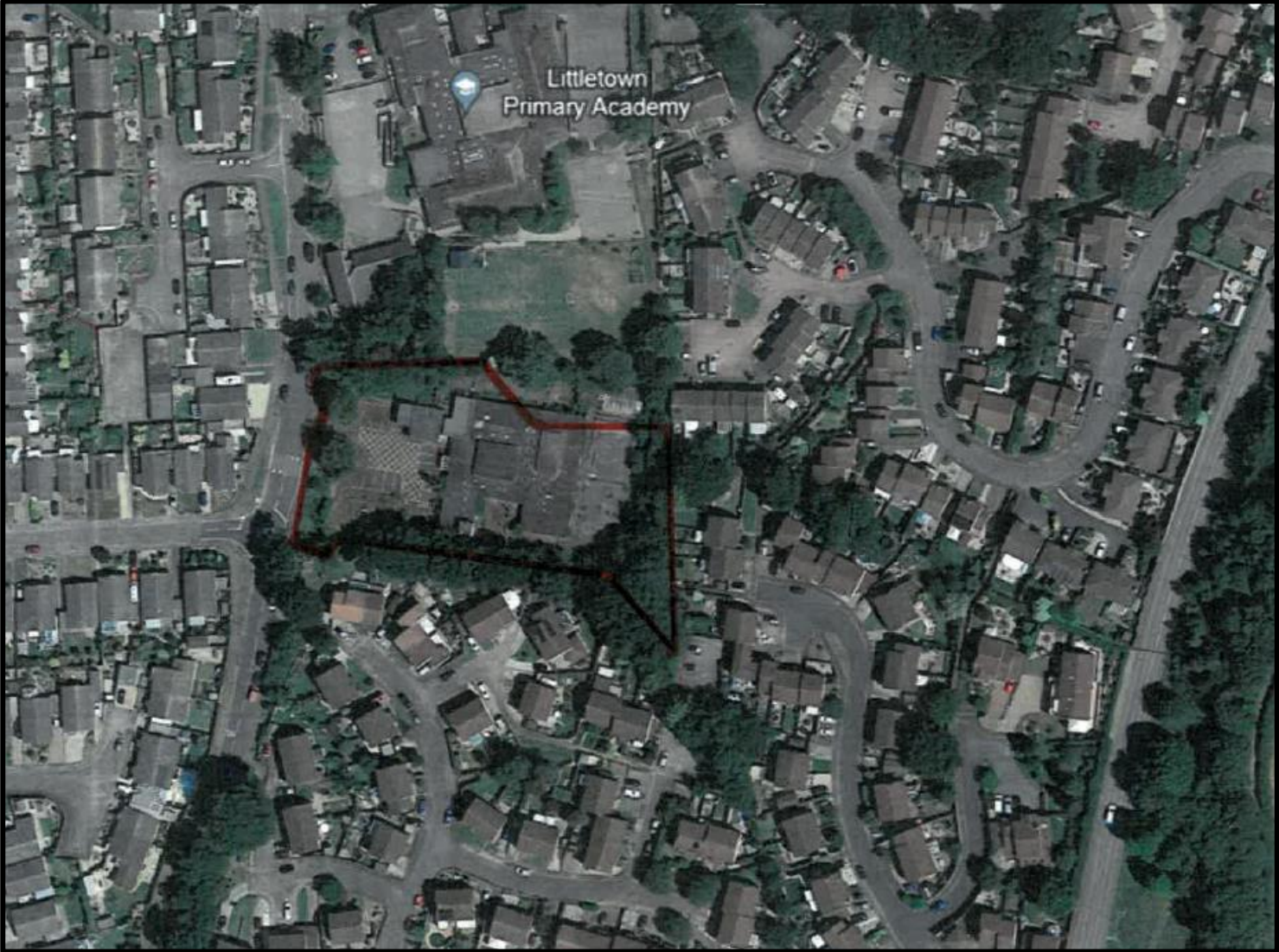
Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse or the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the site and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

Price Guide

Interested parties should note that this site is not being sold subject to any price guide and should undertake their own due diligence and obtain professional advice prior to submitting any offers.





Method of Sale

The property is offered for sale by informal tender with interested parties invited to submit tenders, conditional and/or unconditional upon planning, subject to contract, by the closing date of 12.00 noon on Wednesday 22 May 2024. Interested parties should submit their tenders on the 'Informal Tender Form' contained within the information pack which can be obtained from South West Norse Ltd by contacting Adrian Priest on 01392 351052 or agency.exeter@norsegroup.co.uk. The procedure for the submission of tenders is as follows:-

Tenders should be submitted to the Director of Legal & Democratic Services, Devon County Council, Room G23, County Hall, Topsham Road, Exeter, EX2 4QD in an envelope marked "Tender for Former Millwater School Site, Honiton Bottom Road, Honiton, EX14 2ER"

– Closing Date Monday but not bearing any indication of the name or mark indicating the sender, including franking, to be received prior to 12.00 noon on Wednesday 22 May 2024

It should be noted that any tenders made by Email or facsimile will not be considered.

Terms of Sale

1. Tenders are to be received by 12.00 noon on Wednesday 22 May 2024
2. Tenders cannot be accepted by South West Norse Ltd either at its offices or by its employees.
3. All tenders received will be held unopened until the closing date
4. The Vendor does not bind itself to accept the highest or any tender received.

Notes for Prospective Purchasers

DCC to reserve Rights to connect into utility and media services existing or installed in the Millwater disposal site, where unadopted or have the right if necessary to lift and shift supplies, at its own cost.

On exchange of contracts the purchaser shall be responsible for the security of the Property and to insure the Property against the usual risks.

An Ecological Constraints and Opportunities Report, together with an Arboricultural Constraints and Opportunities Plan have been commissioned by Devon County Council and these are available on request, in addition to the information pack, from South West Norse Ltd by contacting Adrian Priest on 01392 351052 or agency.exeter@norsegroup.co.uk

Important Notices

Norse Group for themselves and for the Vendor of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Norse Group has any authority to make or give any representation to warranty, whether in relation to this property or particulars, not to enter into any contract relating to the property or behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.
5. South West Norse Ltd is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 to verify the identity of the purchaser of any description.

Misrepresentation Act 1967

The property is sold with all faults and defects whether of condition or otherwise and the Vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.