

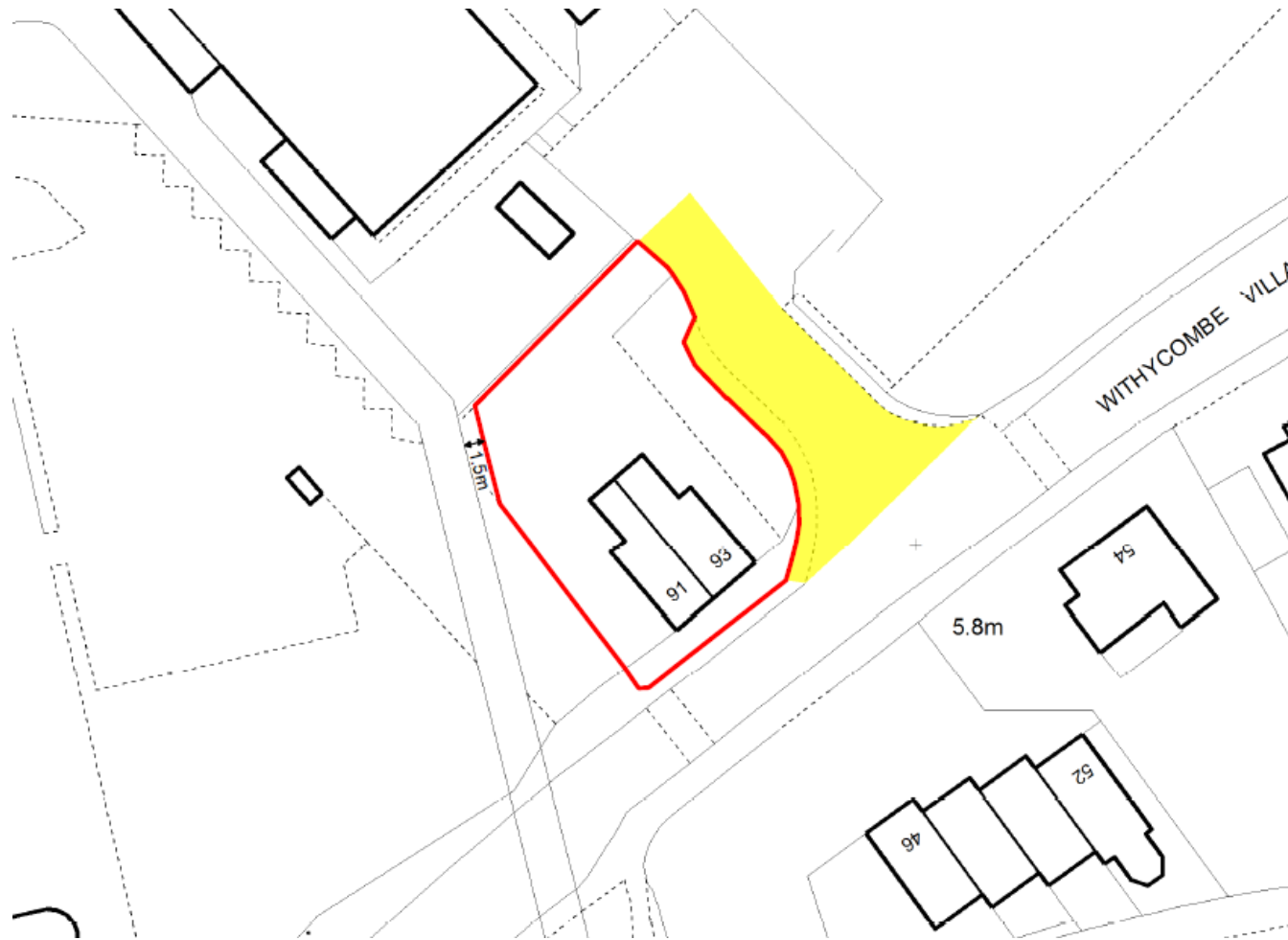
## Exmouth Community College, The Cottage

Withycombe Village Road, Exmouth, EX8 3AF



- Former caretakers houses
- Potential for residential or business use (subject to planning)
- Site area approximately 483m<sup>2</sup>
- Conveniently located

**Contact: Izabela Wrobel**  
**T: 01392 351188 or**  
**07711189281/07971762449**  
**E: [agency.exeter@norsegroup.co.uk](mailto:agency.exeter@norsegroup.co.uk)**



**Location**

These former caretakers houses are located in a residential area on the edge of Exmouth Community College, opposite Phear Park and adjacent to Exmouth Tennis & Fitness Centre, see location plan at end of these particulars. The site benefits from easy access to Exmouth town centre shops, restaurants, leisure amenities, the beach and the marina, as well as to local facilities. Exmouth train station is a mile away and there are good road links to the A376 and M5 motorway, with easy access to both Exeter and Bristol.

**Description**

The property is a two-storey period building, with garden/hardstanding areas to front and rear. Originally forming two caretakers cottages it was subsequently used by the school as a single building, most recently used for storage. The building has a net internal area of approximately 121m<sup>2</sup> and the original layouts still largely remain.

The building is predominately of traditional construction set beneath a pitched roof with uPVC windows although in need of repair and renovation.

**Access**

Vehicular and pedestrian access rights will be granted over the accessway coloured yellow on the plan, shared with the Tennis Centre.

**Site area**

The site is shown edged red on the plan and has an area of approximately 483m<sup>2</sup>.

**Tenure**

The site will be sold freehold with vacant possession on completion. Please note part of the site is being used as a contractors compound area until December 2023.



### Services

Mains water, electricity, gas and drainage are available in the vicinity. Prospective purchasers should satisfy themselves through their own enquiries to the relevant authority as to the availability, suitability and capacity of services to the site.

### Planning

Interested parties should make planning enquiries regarding development potential to the Local Planning Authority, East Devon District Council on 01404 515616 or Email [planningwest@eastdevon.gov.uk](mailto:planningwest@eastdevon.gov.uk). A flood risk assessment may be required and interested parties should make their own enquiries.

### Property Information Pack

Additional information on the site including title information and utilities searches is available on request.

### Offers

Offers are invited in excess of £200,000.

### VAT

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

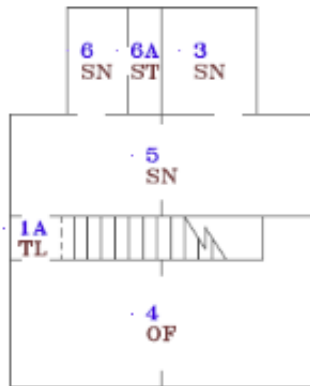
### Viewing

By appointment only, please contact Izabela Wrobel at South West Norse to arrange a viewing.

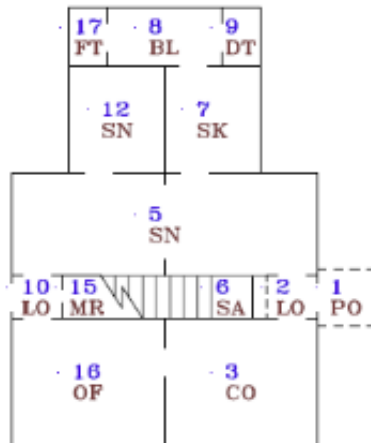
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**BLOCK 04 – FIRST FLOOR**



**BLOCK 04 – GROUND FLOOR**

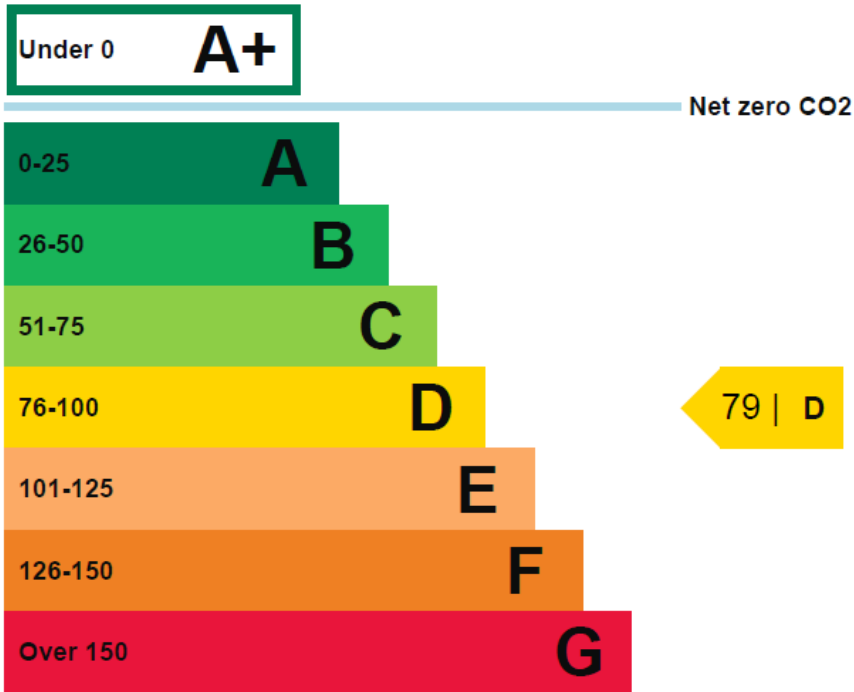
Indicative floor areas

Floor	Room No.	Area (m2)
1st Floor landing	01.0001A	1.98
1st Floor	1.003	5.64
1st Floor	1.004	25.55
1st Floor	1.005	18.87
1st Floor	1.006	4.56
1st Floor store	1.006A	1.09
Ground Floor lobby	GD.0002	1.65
Ground Floor	GD.0003	11.25
Ground Floor	GD.0005	18.76
Ground Floor kitchenette	GD.0007	5.73
Ground Floor wc	GD.0008	3.29
Ground Floor wc	GD.0009	1.71
Ground Floor lobby	GD.0010	1.64
Ground Floor	GD.0012	5.63
Ground Floor meter room	GD.0015	1.17
Ground Floor	GD.0016	11.35
Ground Floor wc	GD.0017	1.75

121.62

**EPC**

The Energy Performance at the site is Band D Rating based on commercial use, as below. An energy report based on residential use also indicates an Energy Rating of Band D.



### **Health & Safety**

The garden area is currently used as a construction site compound. All visits must be accompanied.

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 nor the Vendor shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.

### **Important Notices**

South West Norse for themselves and for the vendors of this property whose agents they are give 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 South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on 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. The vendors do not undertake to accept the highest or any of the tenders or offers received.

6. South West Norse is obliged under the Proceeds of Crime Act 2002 [ as amended] and the Money Laundering Act, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2022 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.

