



83, Heavitree Road



**STAGS**



# 83, Heavitree Road

Exeter, Devon, EX1 2ND

City Centre (0.6 miles). St. Lukes university campus (0.1 miles)

A substantial detached property of approximately 5,500 square feet, offering immense potential and requiring full renovation.

- Large detached house
- Opportunity for development (STP)
- Approximately 5500 square feet
- Mont Le Grand Conservation Area
- Ample off road parking
- Freehold
- EPC: F(32)
- Council Tax band: B (Please see Agents Notes)

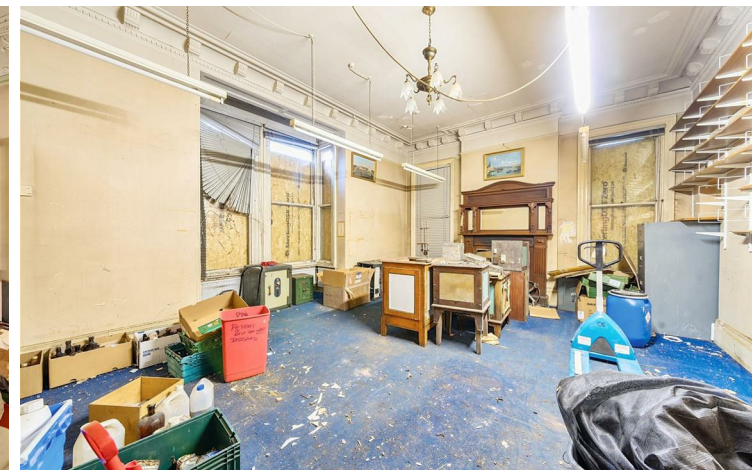
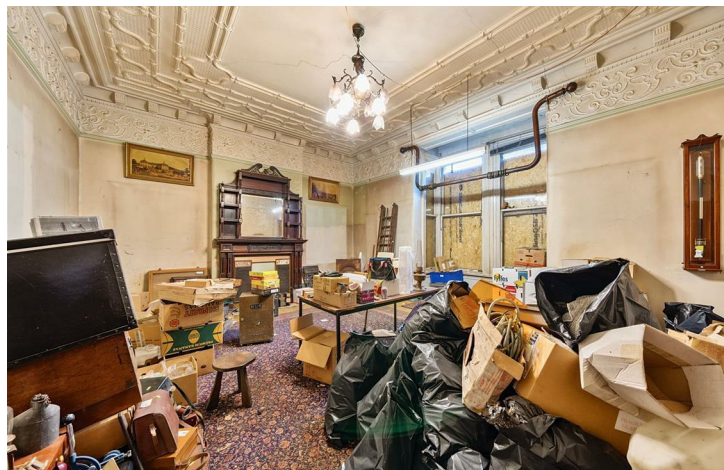
Guide Price £650,000

## DESCRIPTION

83 Heavitree Road in Exeter is a substantial property with immense potential, situated on a plot of approximately 0.37 acres. Offering around 5,500 square feet of internal accommodation, this building presents an exciting opportunity for complete renovation or redevelopment. While currently in a state of significant disrepair, the property's size, location, and expansive plot make it a compelling prospect for those with the vision to unlock its possibilities.

## OPPORTUNITIES FOR DEVELOPMENT

The property occupies a generous plot of approximately 0.37 acres (refer to the online land plan). The selling agent suggests there may be potential for conversion or expansion, such as developing around nine individual apartments or undertaking a complete redevelopment, given the size of the plot. These opportunities are subject to obtaining the necessary planning permissions and approvals. For further details, please contact the selling agents.





## SITUATION

The property is located in the Mont Le Grand Conservation Area, just over half a mile east of Exeter city centre. Exeter, a historic Cathedral and University city on the River Exe, offers excellent schools, leisure facilities, shopping, dining, and cultural activities. The sea and Dartmoor are nearby, with the M5 (J29) providing easy access to the A30 and A38. The RD&E Hospital and St Luke's University campus are just a few hundred yards away.

Nearby, you'll find a variety of amenities, including Waitrose, Co-Op, doctors' surgeries, a Post Office, as well as charming independent cafes, restaurants, and pubs. Highly regarded schools such as Exeter School and The Maynard School are close, along with primary schools like St Leonard's and St Michael's (Heavitree). Local bus services are excellent, ensuring convenient connectivity.

## DIRECTIONS

From the centre of Exeter head east on Heavitree Road, passing Waitrose on your left. The property is situated on the left, after the turning of Grendon Road.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Tenure: Freehold

EPC: E(54)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

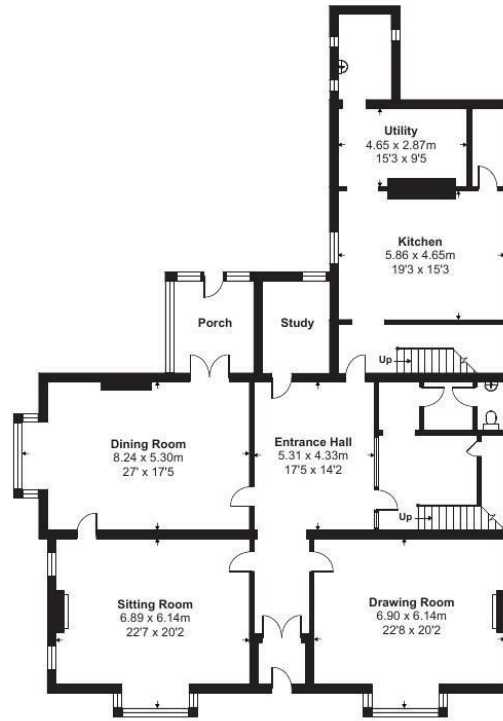
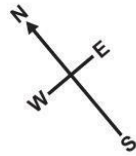
## AGENTS NOTES

The vendor has advised that the property is classified as mixed-use, comprising a commercial unit and a residential flat, with the flat falling under Council Tax Band B. Additionally, the property is located within the Mont Le Grand Conservation Area. The property was previously used as research laboratories and contained multiple chemicals and hazardous materials. The vendor is currently in the process of clearing the property.

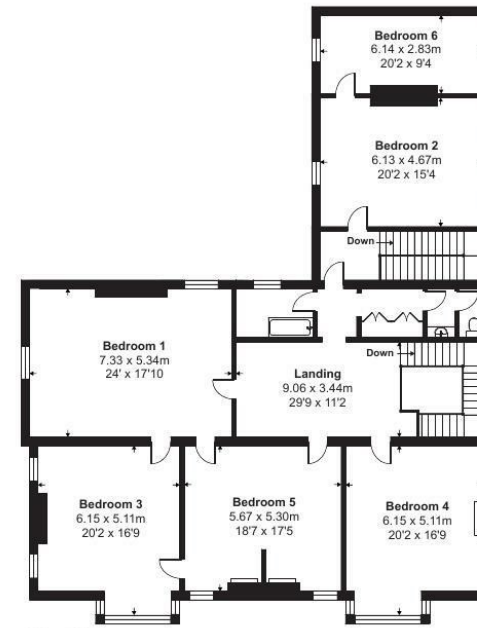


Approximate Area = 5498 sq ft / 510.8 sq m

For identification only - Not to scale



Ground Floor

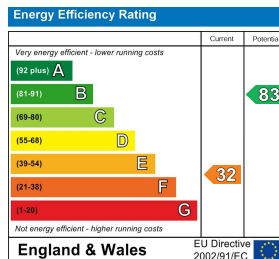


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1215862. © nichecom 2024.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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