



BULLER ROAD

EXETER EX4 1BD

AN EXCITING DEVELOPMENT OPPORTUNITY IN EXETER CITY CENTRE

88

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Exeter

Exeter is an attractive choice for property developers for several reasons. Firstly, it is a growing and dynamic city with a strong economy, good transport links, and a thriving cultural scene. This creates strong demand for new housing, commercial, and retail developments.

Exeter is also home to several well-regarded universities, which creates opportunities for student housing and other types of developments aimed at the student market.

In addition, Exeter has a rich history and many attractive historic buildings and landmarks, which creates opportunities for heritage and conservation projects.

Exeter City Council is generally supportive of new development and has implemented policies to encourage sustainable and high-quality development in the city. This can make it easier for developers to navigate the planning process and secure the necessary approvals for their projects.

Exeter is an attractive choice for property developers looking for opportunities in a dynamic and growing city with good potential for return on investment.

The Opportunity

site approx 0.45hectares (1.12 acres)

BULLER ROAD



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TRAIN TRAVEL TIMES

EXETER ST DAVID'S STATION TO:

LONDON PADDINGTON	2:15 HRS
BRISTOL	1:00 HRS
SWINDON	1:50 HRS
PLYMOUTH	1:00 HRS

MAP KEY

- 1** PRINCESSHAY SHOPPING CENTRE
- 2** EXETER CATHEDRAL AND GREEN
- 3** EXETER QUAYSIDE
- 4** THE GUILDHALL SHOPPING CENTRE
- 5** NORTHERNHAY GARDENS

EXETER MAP / SAT NAV EX17 2AX



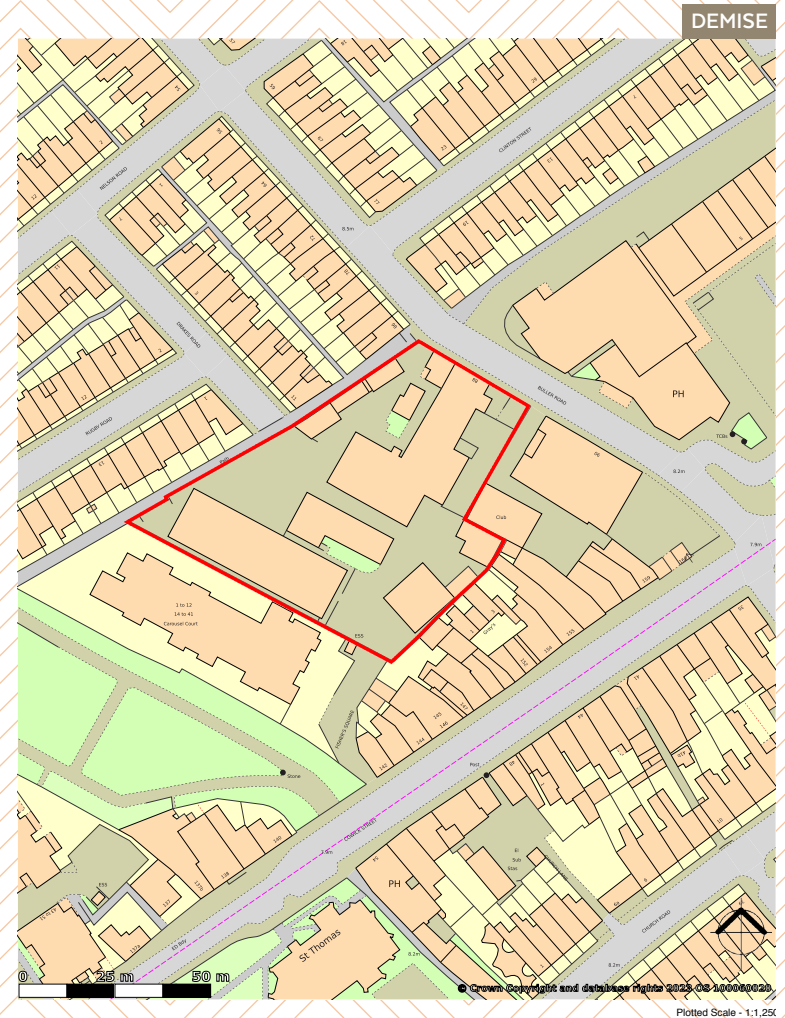
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Site Plan & Description

The property is located in the heart of St Thomas which lies on the Western side of the River Exe, connected to Exeter and the heart of the City Centre by Exe Bridge. It is a thriving commercial centre in its own right yet coupled with a very well thought-of residential sector with a wide range of varying dwelling-types. The commercial and business sectors showcase a number of pubs, places of worship, several schools and a large shopping precinct which acts a real driver for shoppers and home-owners alike favouring this part of the City above many other areas.

The site extends to approximately 0.45hectares (1.12 acres) and comprises a four storey factory and office building together with ancillary office and workshops. The site has been home to the Wippell Company for decades. It's appearance onto the market represents, in our opinion, a truly rare and exciting opportunity for redevelopment for a large scale residential-led scheme, subject to all the necessary consents being obtainable.

We now invite interested applicants to forward their proposals and offers either on a conditional or unconditional basis with a deadline date (yet to be confirmed).



Planning

All applicants are advised to make their own enquiries with Exeter City Council in respect of this development.

Listed Building

Whilst the property is not listed by English Heritage, Exeter City Council list the building as locally listed (LL) meaning the building is of local importance.

All enquiries to the local authority.

Business Rates

The rateable value of the site is £67,500

All applicants are to make their own enquiries to the local authority as to rates payable.

Tenure

The property is to be sold Freehold.

Legal Costs

All interested parties are to bear their own legal costs in respect of the property and the purchase.

Vacant Building Credit

In accordance with the National Planning Policy Framework (NPPF), vacant building credit (VBC) could potentially be available based on the gross floor area of the existing buildings on site. Prospective purchasers are advised to make their own enquiries of the Local Planning Authority.

Price on Application

The building is to be sold with vacant possession on an informal tender basis at a date to be agreed.



All Enquiries

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Smith
Hampton**

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DISCLAIMER: These Particulars are believed to be correct at July 2023. The Vendors/Lessors and Agents of this property give notice that:

(1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. JULY 2023