Development Site at Gladstone Road

Development Site at

Gladstone Road,Exeter, EX1 2EB

What3Words: ///quit.period.learns

A development site with planning permission for two residential dwellings, with convenient access to Exeter City Centre.

- Full Planning Permission for two residential dwellings
- Approximately 0.33 acres
- Convenient location close to the centre of Exeter
- Freehold

Guide Price £180,000

SITUATION

Located between Heavitree and St Leonards, Gladstone Road enjoys a highly convenient position close to Waitrose and within easy reach of Exeter City Centre. The property is well-placed for access to several well-regarded schools, Exeter University and benefits from excellent transport options including local bus services and Exeter's major commuter links by rail from Exeter St David's and by car via the M5 and A30. The area is a popular choice for families thanks to its balance of character properties, nearby green spaces, and city amenities.

DESCRIPTION

A development site extends to approximately 0.33 acres (0.13 ha), and benefits from the two individual planning consents granting approval for the construction of two dwellings. The property is currently used as concrete yard space together with existing garaging.

PLANNING PERMISSION
The planning permissions are:

1. Erection of a three storey, three bedroom dwelling attached to no. 3 Gladstone Road (Ref 25/0445/FUL), granted 16th June 2025.

2. Demolition of garages and erection of end of terrace two-and-a-half storey, three bedroom dwelling, to be attached to the other property (Ref 25/1420/FUL), granted 26th January 2026.

Both applications are subject to pre-commencement conditions. Please contact Stags for further details, or please find copies of the relevant documents on the Exeter City Council website.

ACCESS AND SERVICES
Vehicular and pedestrian access to the site is available via Gladstone Road and Sandford Walk. There are currently no services connected to the Property but it is anticipated that connections to mains water and electricity are available nearby. Interested parties must rely upon their own investigation and enquiries with the highways authority and relevant utilities providers.

COMMUNITY INFRASTRUCTURE LEVY
CIL is payable on both dwellings unless reliefs are applied for successfully. The current CIL liability is understood to be £27,764.64 for both dwellings, subject to indexation.

OWNERSHIP AND LEGAL TITLE
The seller is offering the freehold of the property for sale by private treaty, with vacant possession upon completion. The property is registered with HM Land Registry under the registered title numbers DN661260 and DN339330.

The sale of the property is subject to all rights, covenants, easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material. The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it.

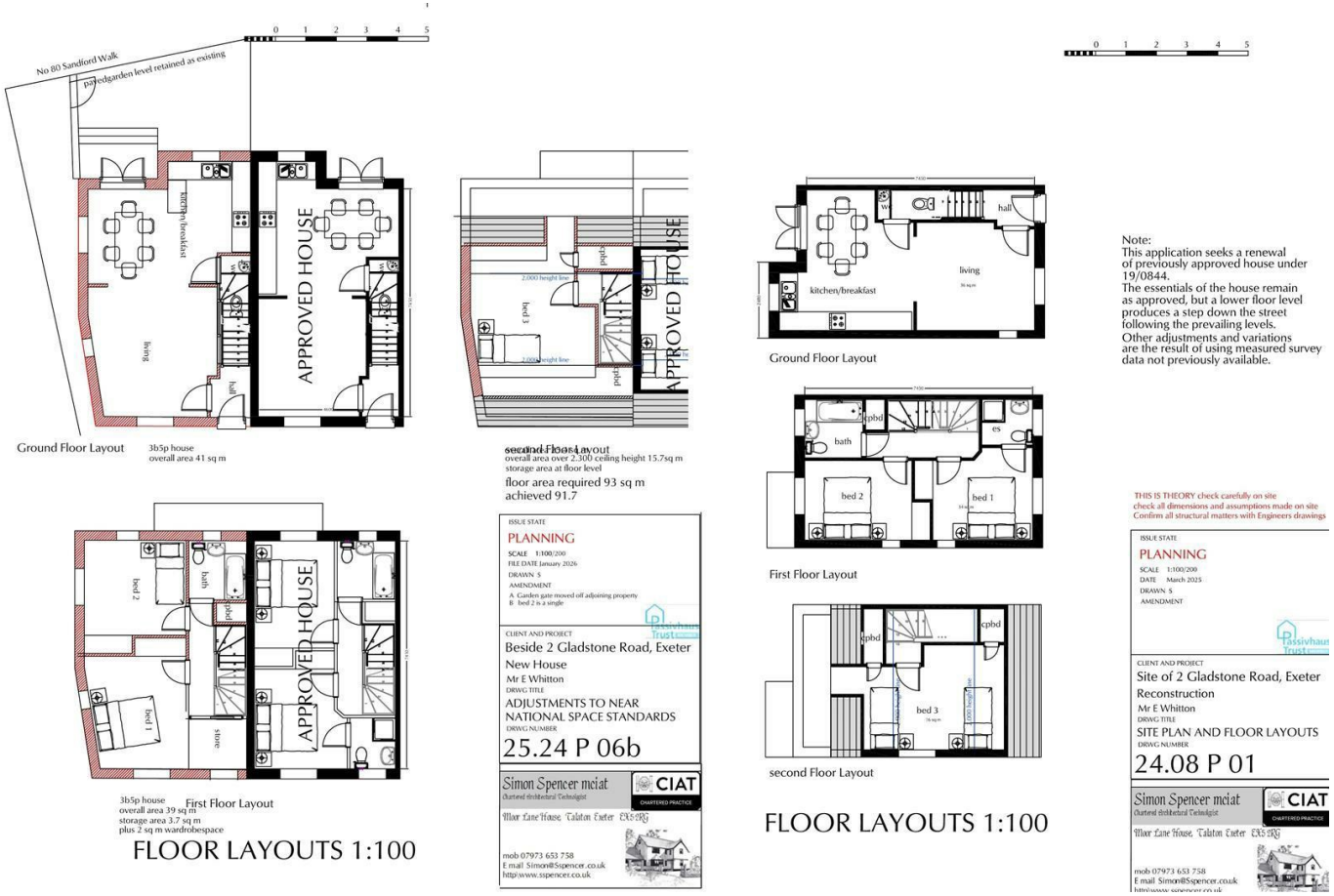
DIRECTIONS
From Exeter City Centre, proceed along Heavitree Road (B3183) towards Heavitree. At the junction, turn left onto Gladstone Road. Proceed along Gladstone Road for a short distance, passing Waitrose on your right hand side. The property will be on your left hand side at the junction between Gladstone Road and Sandford Walk.

LOCAL AUTHORITY
Exeter City Council - https://exeter.gov.uk

VIEWINGS
Strictly by appointment through Stags.

Please call our Exeter office on 01392 255202 or our Development Land office on 01392 286949 to arrange an appointment.

DISCLAIMER
These particulars are a guide only and should not be relied upon for any purpose. Any plan attached to these particulars or contained within the marketing details may not be to scale and should not be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to their accuracy.



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.

STAGS

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