

# FOR SALE

on behalf of Devon County Council

**SOUTH WEST**  
**norse**

## Brunel Road, Newton Abbot, TQ12 4AE Land for Car Parking



- An opportunity to acquire a small car park in a central position on the Brunel Industrial Estate, Newton Abbot.
- Approx 16/17 car parking spaces
- Total site area approximately 677sqm (0.06ha).
- Offers invited for the Freehold.

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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  
[swnorse.co.uk](http://swnorse.co.uk)

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## Location

The car park is centrally located on the Brunel Industrial Estate, at Brunel Road, Newton Abbot.

It is conveniently situated adjacent to a junction at Brunel Road. The Brunel Industrial Estate has good access to the A380 South Devon Highway and easy access to Torbay and Exeter. The railway station is nearby.

## The Site

The site is a set behind the junction at Brunel Road and an area of highway including vegetation that screens the car parking area.

The car park is level and has a tarmac surface. The car parking spaces have been marked out with 17 spaces.

The site measures 0.06ha (677sqm)

## Use

The site has been used by Devon County Council as a staff car park.

## Services

There are no mains services connected to the site and interested parties will need to make their own enquiries for services.

## Planning

Interested parties should make their own enquiries from Teignbridge District Council planning department.

## Viewing

Interested Parties will need to contact SW Norse.

## Proposals

Offers are invited for the freehold. Offers that are made subject to planning will need to indicate the proposed use.

## Legal Costs

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

## VAT

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

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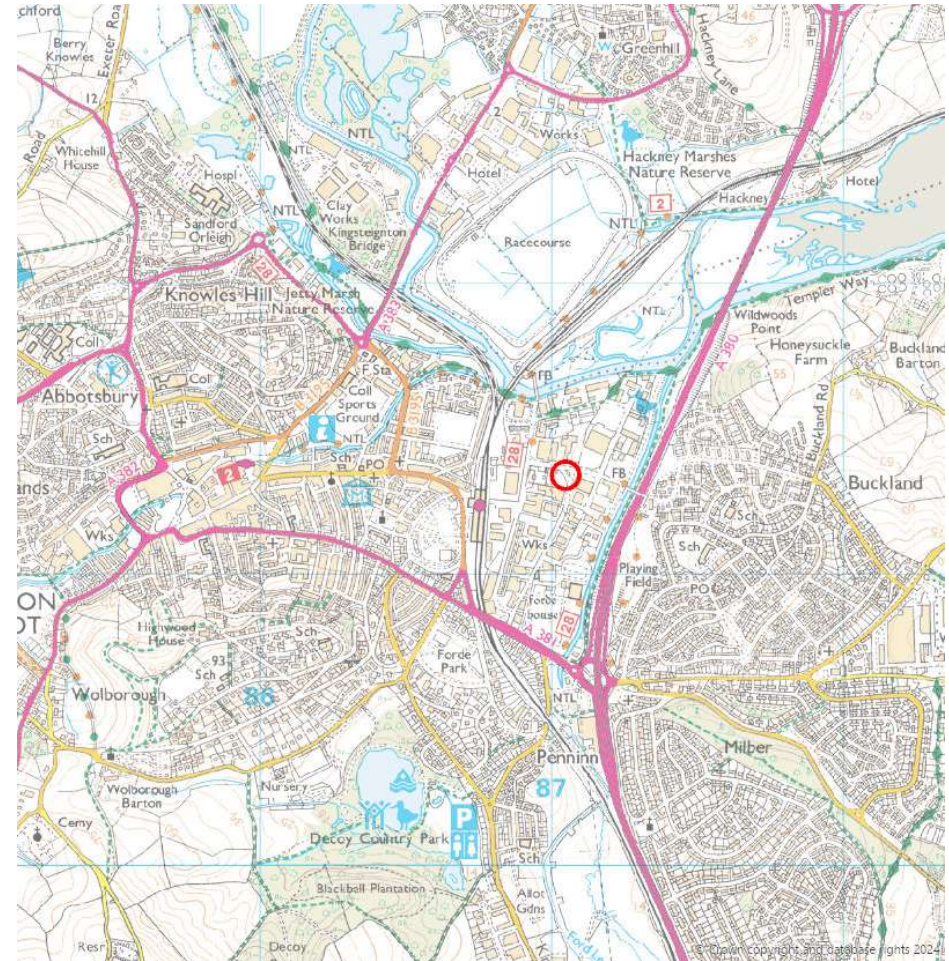
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### Health & Safety

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.

### 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, nor 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. The vendors do not undertake to accept the highest or any of the tenders of offers received.
6. 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 it has not submitted its offer in reliance on any of the said statements that it has satisfied itself 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.