

On the instructions of

Royal  
Devon and  
Exeter **NHS**  
NHS Foundation Trust

# FREEHOLD SITE FOR SALE

## Honeylands

### Pinhoe Road

### Exeter EX4 8AD



An opportunity to purchase a development site  
on the outskirts of the city centre  
9,978 sq ft on 1.85 acres.  
(927 m<sup>2</sup> on 0.75 hectare)



## Exeter

Exeter is the principal retail, commercial and administrative centre of the South West Peninsula located approximately 70 miles south west of Bristol, 45 miles north east of Plymouth and 175 miles west of London. Exeter Airport is about 4 miles to the east of the City and there are regular train services to London Paddington and Waterloo.

The resident population is over 113,000 and it is a city set within a landscape and built environment, holding many interests for people of different ages and lifestyles. The local economy revolves around public administration such as Devon County Council and the Met Office, as well as hotels, education, health, finance and insurance.

The next phase of the City Centre redevelopment is underway which will see the former bus station site transformed to a leisure destination that will compliment the vibrant mix of retail at Princesshay.

Honeylands is located less than 2 miles from the city centre on Pinhoe Road, in a predominantly residential area of the city. There are a number of small shops within walking distance and a foodstore and petrol filling station less than a mile away.

## Honeylands

Honeylands House was a private residence up to the early 1920's when it changed to medical and healthcare use, specifically dedicated to the care of children with severe learning disabilities.

The property is Grade II listed and has a drive to the front with parking for about ten cars set around the main entrance to the house. There is a large garden and playground area to the back and western elevations of the property. Some of the original external features have been retained since its construction in the early 19th century but the building has been significantly altered since its change to a healthcare centre.

## Accommodation

### Honeylands House

Ground Floor	676 m2	(7,276 sq ft)
First Floor	251 m2	(2,702 sq ft)
Total	927 m2	(9,978 sq ft)

The buildings occupy approximately 0.75 hectare (1.85 acres).

The above measurements have been taken from scale drawings and are subject to on-site verification.

## Planning

The site as a whole has an established healthcare use and is not allocated for any other specific use within the Local Plan, which was adopted on 31st March 2005. The Council's Core Strategy was adopted in February 2012.

The principle of residential dwellings (C3) would be acceptable subject to density and design in relation to the existing building. Interested parties are directed to make their own enquiries to Exeter City Council.

## Technical Information

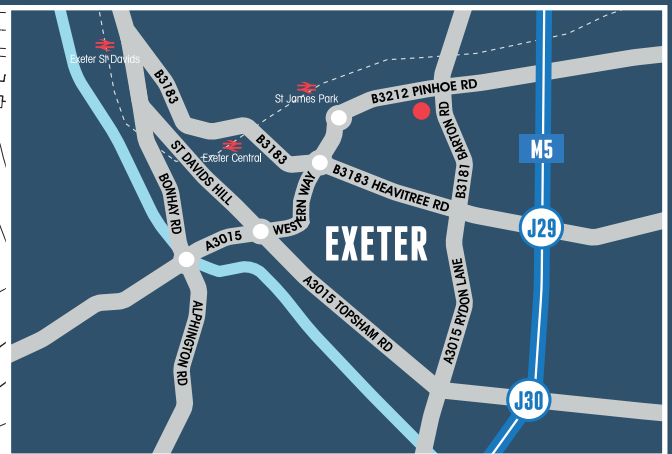
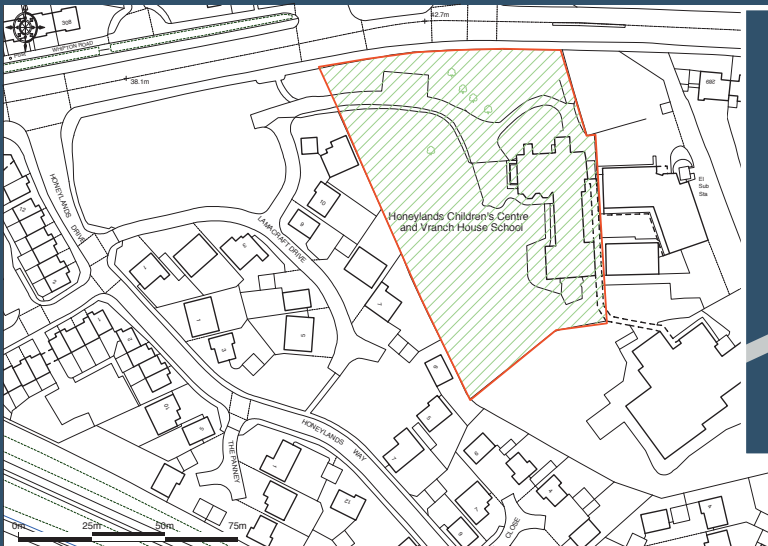
Supplementary information including plans, desk-top surveys, EPC, topographical survey, as well as title plans are all available via the agents through a Dropbox facility.

## Tenure & Possession

The site is offered freehold, with vacant possession upon completion.

## Method of Sale

Offers are invited for the freehold interest.



## Misrepresentation Act/Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed. Whilst every care is taken in the preparation of these particulars, Maze takes no responsibility for any error, mis-statement or omission in these details.

Measurements are approximate and for guidance only. All dimensions, distances, floor areas, references to condition and use and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

These particulars do not constitute an offer or contract and member's of the Agents' firms have no authority to make any representation or warranty in relation to the property.

## Viewing & Further Information

Please contact:

### Hugo Tillotson

Maze  
4 Barnfield Crescent, Exeter, EX1 1QT  
Tel. 01392 477433 Mobile 07831 588873  
Email: hugo@maze.uk.com



On behalf of

