

On the Instruction of
Exeter Royal Academy
for Deaf Education



FREEHOLD LAND FOR SALE

Ringswell Avenue Exeter EX1 3EG



An opportunity to purchase a small area of
land close to Heavitree Road on the outskirts
of the city centre.

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.

The city benefits from excellent road, rail and air communications, being served by Junctions 29, 30 and 31 of the M5 as well as the A30, A38 and A377 trunk roads.

Location & Description

The land is located within a residential area of Heavitree to the east of Exeter city centre. It comprises part of a former disused school site which is being developed by LiveWest and is situated in a residential area accessed off the top of Ringswell Avenue. The northern boundary follows the back gardens of Bramley Avenue.

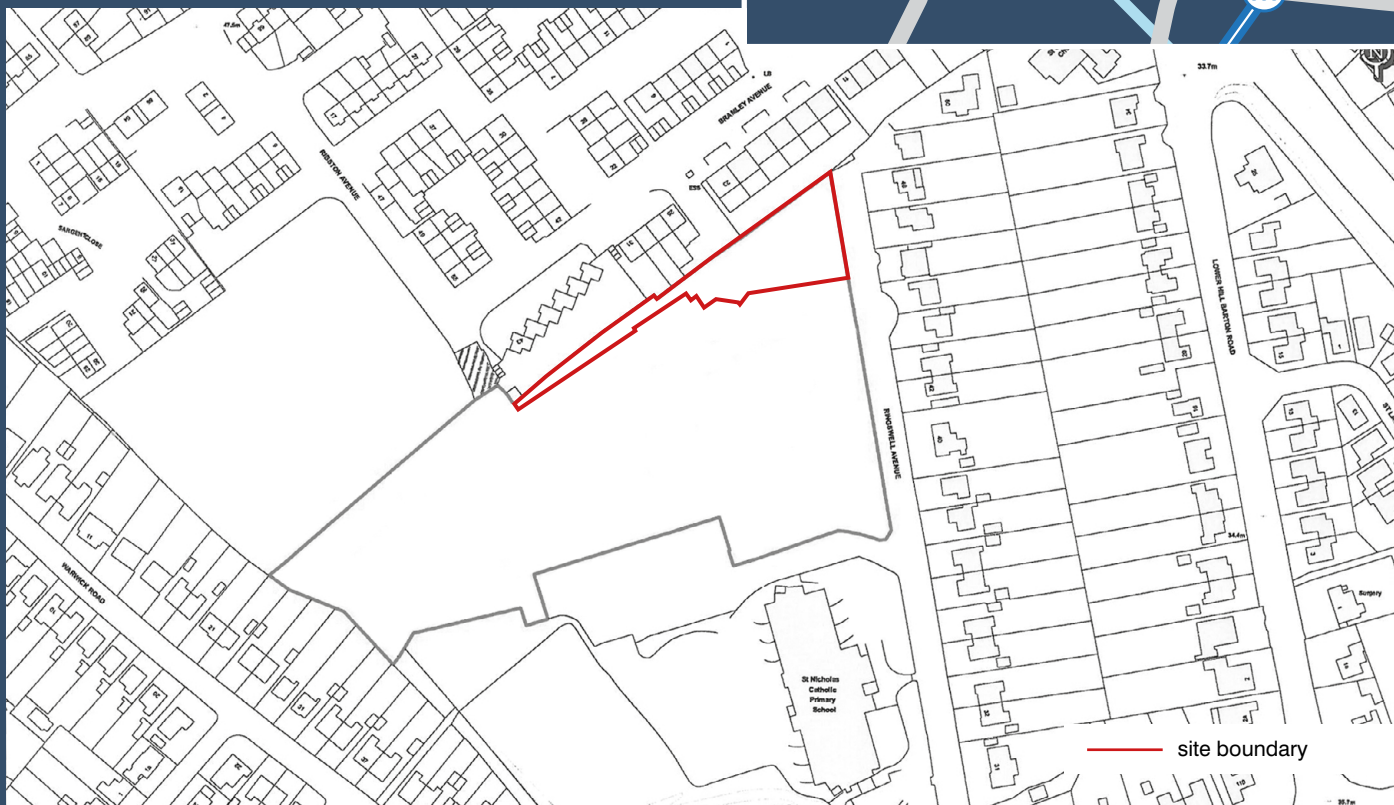
The land was identified as an area for badgers and they may need to be relocated if any alternative use is considered.

Method of Sale

The land is being sold by private treaty.

Rights of Way, Wayleaves and Easements

The disposal of this property would be subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.



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

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On behalf of

