



Norringtons, Exeter Road, Crediton, EX17 3BH

In Excess of £300,000

HELMORES
SINCE 1699

Norringtons, Exeter Road

Crediton

- Prominent house and commercial buildings
- Outline consent for conversion to 8 dwellings
- Change the gateway to Crediton
- Approx. 1/3rd acre plot
- 1, 2 and 3 bed properties with parking
- Mix of apartments and houses
- Part conversion/part new build
- Freehold purchase

This prominently located site extends in all to about a third of an acre and consists of a large 3-storey house, large commercial yard/car park, and range of commercial buildings. It's one of the most notable buildings as you enter the town from Exeter but it is not listed. The house itself contains spacious 4 bed roomed accommodation over 4 floor levels, in need of complete refurbishment and renovation. The commercial buildings are mainly brick and corrugated construction. The property has a wide range of possible uses either as a mixed commercial/residential set up or do take it forward with the plans to convert/create 8 dwellings for which there is outline planning permission.





The site adjoins Exeter Road and is convenient for the towns' amenities and schools as well as the Tesco superstore, train station and bus stops. The High Street is about half a mile to the north with its wide range of facilities. This is an excellent chance to improve the gateway to Credenon.

PLANNING PERMISSION

Mid Devon District Council have granted outline consent for the conversion and creation of 8 dwellings under the reference 20/02141/OUT. Please check the planning portal for all documentation or request selected documents from the agent.

S106

An education contribution of £28,756 is payable as per the S106 agreement.

OFFERS

Bids are being invited for the unconditional purchase of the site. Please contact the agent for information on timings and what to include in your bid.

SERVICES

Mains electricity, water and sewer are available for connection on site, please make your own enquiries concerning capacities and additional connections to the statutory undertakers direct.



HELMORES
SINCE 1699

TENURE

The property is available on a freehold basis with vacant possession on completion.

VAT

VAT will not be charged on the purchase price

DIRECTIONS : From the High Street, proceed towards Exeter and as you enter Exeter Road, the property will be found on your right on the junction of Exeter Road and Park Street, parking is available on site.

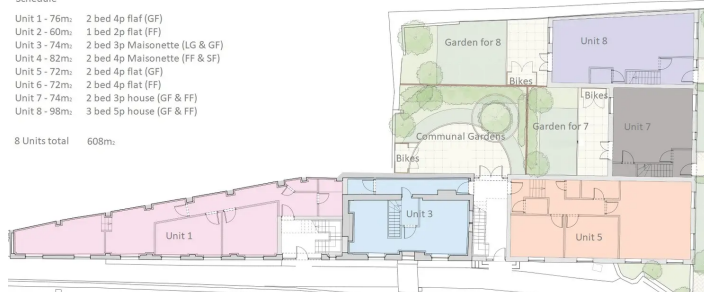
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



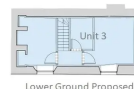
Schedule

Unit 1 - 76m ²	2 bed 4p flat (GF)
Unit 2 - 60m ²	1 bed 2p flat (FF)
Unit 3 - 74m ²	2 bed 3p Maisonette (LG & GF)
Unit 4 - 82m ²	2 bed 4p Maisonette (FF & SF)
Unit 5 - 72m ²	2 bed 4p flat (GF)
Unit 6 - 72m ²	2 bed 4p flat (FF)
Unit 7 - 74m ²	2 bed 3p house (GF & FF)
Unit 8 - 98m ²	3 bed 5p house (GF & FF)

8 Units total 608m²



Ground Floor Proposed

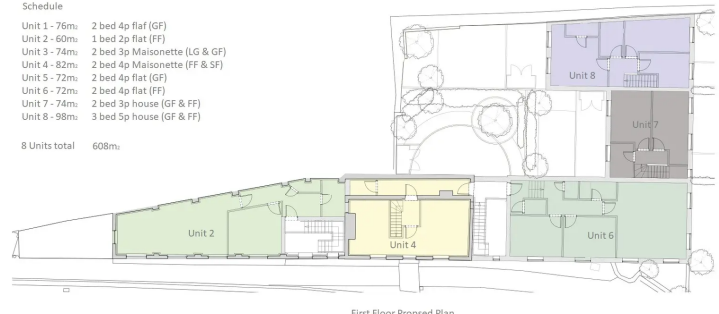


Lower Ground Proposed

Schedule

Unit 1 - 76m ²	2 bed 4p flat (GF)
Unit 2 - 60m ²	1 bed 2p flat (FF)
Unit 3 - 74m ²	2 bed 3p Maisonette (LG & GF)
Unit 4 - 82m ²	2 bed 4p Maisonette (FF & SF)
Unit 5 - 72m ²	2 bed 4p flat (GF)
Unit 6 - 72m ²	2 bed 4p flat (FF)
Unit 7 - 74m ²	2 bed 3p house (GF & FF)
Unit 8 - 98m ²	3 bed 5p house (GF & FF)

8 Units total 608m²



First Floor Proposed Plan



Upper Floor Proposed





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.