

HUDSON & Co.

Rare & Interesting Opportunity

Potential Development Site

Approx. 1 Acre

MATFORD EXETER



**Adjacent Devon Motel & Roundabout,
Matford, Exeter EX2 8XU**

****VERY PROMINENT POSITION TO HIGH VOLUMES OF TRAFFIC****

****ADJACENT MATFORD GREEN DEVELOPMENT****

****POTENTIAL FOR VARIOUS USES SUBJECT TO CONSENTS****

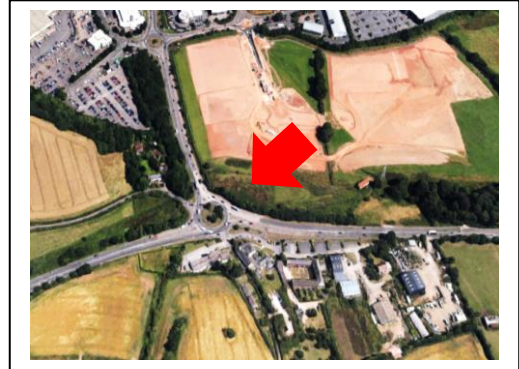
FOR SALE

01392 477497

MATFORD LAND EXETER EX2 8XU

LOCATION: The property is located in a very prominent position, overlooking the Matford Hotel Roundabout and adjacent the new Matford Green development, at the intersection of Bad Homburg Way and the A379 link road to the A38.

DESCRIPTION: An irregular shaped site forming an area of **approx. 1 acre** and representing one of the last sites to be developed on Matford. Currently, access is gained through a gate off the A379 which descends down to the land, which hitherto was used for grazing, and is now lying fallow. There is a high hedged boundary to the main road.



SERVICES: There are currently no services connected to the property, however we understand that mains electricity, gas and water are available in the adjoining road. Prospective purchasers should address their enquiries to the local utility providers, WPD and Wales & West Utilities.

PLANNING: The property is currently a field that immediately adjoins land that is currently being developed for commercial purposes, incorporating mainly car dealerships. Due to its prominence, the site has potential for various uses subject to the usual consents. Prospective purchasers should address their enquiries to Exeter City Council planning department Tel: 01392 277888.

TENURE: Freehold, subject to a number of easements for underground services.

TERMS: Offers are sought for the freehold interest with full vacant possession. Price on application.

COSTS: Each party to bear their own costs in connection with this transaction.

VIEWING &

FURTHER INFORMATION:

Strictly by prior appointment with the sole agents:

HUDSON & Co.

Contact: DAVID EDWARDS / SUE PENROSE

Tel: 01392 477497 / 01548 831313

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Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract