



For Sale

Wellparks Business Park

Crediton, EX17 3PJ

Prominent commercial development site with planning permission.

Suitable for owner occupiers or development.

0.63 acres (0.26 ha)



Location | The Site

The site is located in a prominent position on the A377, within walking distance of Crediton Train Station. To the rear of the site is the new Devonshire Homes Tarka development. The site also benefits from proximity to Lords Meadow Industrial Estate.

Nearby occupiers include Mole Avon Country Stores and a Tesco Superstore and Petrol Filling Station.

Description

The development site measures 0.26ha (0.63 acres) and forms part of the wider Wellparks development which includes conversion of the existing farmhouse and barns to residential along with the construction of 14 no. new dwellings.

The total size of the consent commercial space is 5,428 sq ft (504 sq m) split across 2 no. units.

We have strong interest in the buildings from national trade counter and take away operators to lease the space.

A30



6 miles

M5



13 miles

Exeter



7 miles



Planning | Terms

Planning

The site benefits from a consent for commercial redevelopment, application reference 22/00067/MFUL. Details can be found at [MIDDEVON.GOV.UK](https://www.middevon.gov.uk)

Purchase Price

The freehold property is offered for sale at a guide price of £350,000 + VAT.

The boundary of the site is held within two titles, both in our clients ownership.

DN717895 and DN629848.

Services

The site benefits from all mains services. Further details can be provided upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.





Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: NS/JAS/99335
Date: February 2024
Subject to Contract



Noel Stevens
01392 353093
07974 156869
nstevens@alderking.com



Will Acock
01392 353094
07970 660376
wacock@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.