



Development Site at Gladstone Road



Development Site at

Gladstone Road, Exeter, EX1 2EB

What3Words: ///quit.period.learns

A development site with planning permission for two residential dwellings, with convenient access to Exeter City Centre.

- Full Planning Permission for two residential dwellings
- Convenient location close to the centre of Exeter
- Approximately 0.33 acres
- Freehold

Guide Price £180,000

SITUATION

Located between Heavitree and St Leonards, Gladstone Road enjoys a highly convenient position close to Waitrose and within easy reach of Exeter City Centre. The property is well-placed for access to several well-regarded schools, Exeter University and benefits from excellent transport options including local bus services and Exeter's major commuter links by rail from Exeter St David's and by car via the M5 and A30. The area is a popular choice for families thanks to its balance of character properties, nearby green spaces, and city amenities.

DESCRIPTION

A development site extends to approximately 0.33 acres (0.13 ha), and benefits from the two individual planning consents granting approval for the construction of two dwellings. The property is currently used as concrete yard space together with existing garaging.



PLANNING PERMISSION

The planning permissions are:

1. Erection of a three storey, three bedroom dwelling attached to no. 3 Gladstone Road (Ref 25/0445/FUL), granted 16th June 2025.
2. Demolition of garages and erection of end of terrace two-and-a-half storey, three bedroom dwelling, to be attached to the other property (Ref 25/1420/FUL), granted 26th January 2026.

Both applications are subject to pre-commencement conditions. Please contact Stags for further details, or please find copies of the relevant documents on the Exeter City Council website.

ACCESS AND SERVICES

Vehicular and pedestrian access to the site is available via Gladstone Road and Sandford Walk. There are currently no services connected to the Property but it is anticipated that connections to mains water and electricity are available nearby. Interested parties must rely upon their own investigation and enquiries with the highways authority and relevant utilities providers.

COMMUNITY INFRASTRUCTURE LEVY

CIL is payable on both dwellings unless reliefs are applied for successfully. The current CIL liability is understood to be £27,764.64 for both dwellings, subject to indexation.

OWNERSHIP AND LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty, with vacant possession upon completion. The property is registered with HM Land Registry under the registered title numbers DN661260 and DN339330.

The sale of the property is subject to all rights, covenants, easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material. The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc., or water or drainage pipes etc., either passing upon, over or under it.

DIRECTIONS

From Exeter City Centre, proceed along Heavitree Road (B3183) towards Heavitree. At the junction, turn left onto Gladstone Road. Proceed along Gladstone Road for a short distance, passing Waitrose on your right hand side. The property will be on your left hand side at the junction between Gladstone Road and Sandford Walk.

LOCAL AUTHORITY

Exeter City Council - <https://exeter.gov.uk>

VIEWINGS

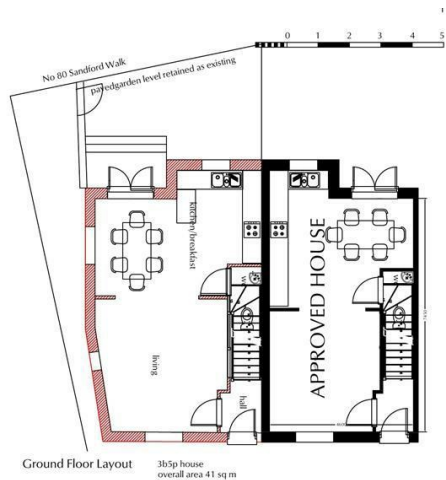
Strictly by appointment through Stags.

Please call our Exeter office on 01392 255202 or our Development Land office on 01392 286949 to arrange an appointment.

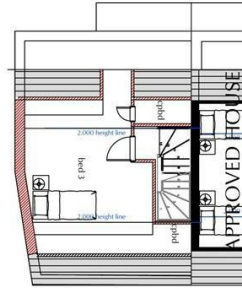
DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose. Any plan attached to these particulars or contained within the marketing details may not be to scale and should not be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to their accuracy.

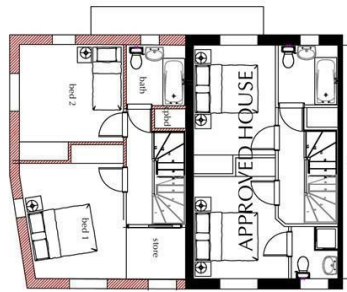




Ground Floor Layout 3b5p house overall area 41 sq m



second floor layout overall area over 2,300 ceiling height 15.7sq m storage area at floor level floor area required 93 sq m achieved 91.7



3b5p house First Floor Layout overall area 39 sq m storage area 3.7 sq m plus 2 sq m wardrobespace

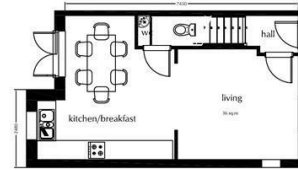
FLOOR LAYOUTS 1:100

ISSUE STATE
PLANNING
SCALE 1:100/200
FILE DATE January 2026
DRAWN S
AMENDMENT
A. Caden gate moved off adjoining property
B. bed 2 to a single

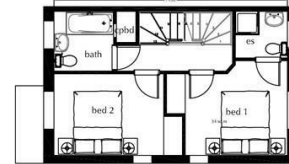
CLIENT AND PROJECT
Beside 2 Gladstone Road, Exeter
New House
Mr E Whitton
DRAWG TITLE
ADJUSTMENTS TO NEAR
NATIONAL SPACE STANDARDS
DRAWG NUMBER
25.24 P 06b

Simon Spencer mciaat
Chartered Architectural Technologist
111ar Lane House, Talbot Exeter EX4 9RQ
mob 07973 653 758
E mail Simon@spencer.co.uk
http://www.spencer.co.uk

CIAT
Chartered Architectural Technologists



Ground Floor Layout



First Floor Layout



second Floor Layout

FLOOR LAYOUTS 1:100

Note:
This application seeks a renewal of previously approved house under 19/0844.
The essentials of the house remain as approved, but a lower floor level produces a step down the street following the prevailing levels.
Other adjustments and variations are the result of using measured survey data not previously available.

THIS IS THEORY check carefully on site check all dimensions and assumptions made on site Confirm all structural matters with Engineers drawings

ISSUE STATE
PLANNING
SCALE 1:100/200
DATE March 2025
DRAWN S
AMENDMENT

CLIENT AND PROJECT
Site of 2 Gladstone Road, Exeter
Reconstruction
Mr E Whitton
DRAWG TITLE
SITE PLAN AND FLOOR LAYOUTS
DRAWG NUMBER
24.08 P 01

Simon Spencer mciaat
Chartered Architectural Technologist
111ar Lane House, Talbot Exeter EX4 9RQ
mob 07973 653 758
E mail Simon@spencer.co.uk
http://www.spencer.co.uk

CIAT
Chartered Architectural Technologists

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202