

STAGS

10 Barnfield Hill

, Exeter, Devon, EX1 1SR

Exeter Cathedral (0.5 Miles), Exeter Quay (0.7 Miles)

An exceptional city centre development opportunity comprising a substantial former doctor's surgery with planning permission granted for conversion into three well-designed self-contained apartments, occupying a highly sought-after position in the heart of St Leonards.

- Planning approved
- Prime St Leonards
- Parking permits
- Period property
- Freehold
- Development opportunity
- Strong GDV
- Rental potential
- No onward chain
- EPC: D

Guide Price £600,000

SITUATION

Barnfield Hill is one of Exeter's most desirable residential addresses, situated within the prestigious St Leonards area and just a short walk from the city centre, historic Cathedral Green and the picturesque Quayside. The property enjoys easy access to an excellent range of independent shops, cafés and restaurants, whilst Exeter's Princesshay shopping centre, mainline railway stations and the Royal Devon & Exeter Hospital are all within close proximity. The location remains consistently popular with both owner-occupiers and tenants, making it an attractive proposition for developers and investors alike.

DESCRIPTION

A rare and exciting opportunity to acquire a substantial Victorian former doctor's surgery with full planning permission (Ref: 24/1205/PDCD) for conversion into three thoughtfully designed self-contained apartments.

The approved scheme has been carefully considered to work sympathetically with the existing layout of the building, retaining much of the current internal arrangement and helping to minimise structural alterations and associated conversion costs. The proposal comprises two one-bedroom apartments at ground floor level and an impressive three-bedroom apartment occupying the entire first floor.







The completed development is anticipated to appeal strongly to both the owner-occupier and investment markets. Estimated rental values are in the region of £1,200 per calendar month for each one-bedroom apartment and approximately £1,800 per calendar month for the three-bedroom apartment. Estimated resale values are circa £225,000 for each one-bedroom apartment and £400,000 for the three-bedroom apartment, providing an anticipated Gross Development Value (GDV) of approximately £900,000.

The existing building extends to approximately 2733 sq ft and retains many attractive period features including generous ceiling heights and large sash windows, creating bright and spacious accommodation throughout. Planning drawings demonstrate an intelligent and efficient conversion which makes excellent use of the existing footprint, offering developers an opportunity to deliver an attractive scheme with reduced reconfiguration requirements.

Planning permission documentation together with both the existing and proposed floorplans are available for inspection.

OUTSIDE

The property is approached via an attractive front garden, setting the building back from Barnfield Hill and enhancing its imposing Victorian façade. To the rear is an enclosed garden, providing valuable outside space for the proposed apartments.

The driveway running along the side of the property is proposed to be retained for the benefit of the dental practice situated to the rear, with No. 10 Barnfield Hill benefiting from pedestrian rights of way over the access. Residents' parking permits are available, offering a valuable advantage in this highly sought-after city centre location.

SERVICES

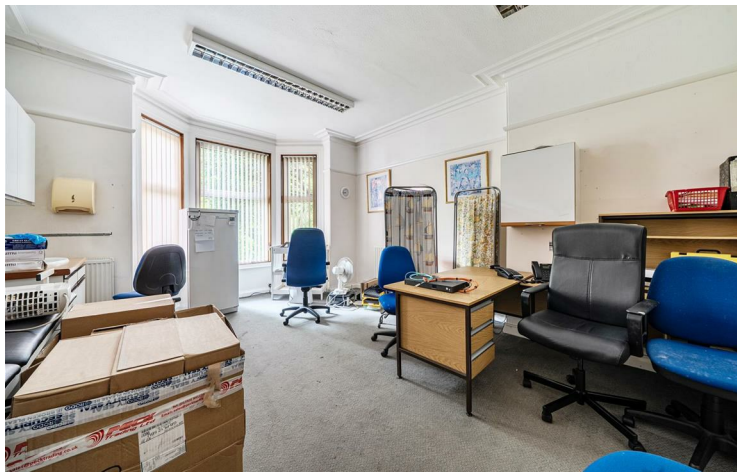
Utilities: Mains electric, mains water, mains gas, Mains drainage, telephone and broadband
Heating: Gas boilers
Tenure: Freehold
EPC: D(61)
Council tax band: TBC
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

Please be aware that there are a number of restrictive covenants on the title. Please enquire for further information. Ownership of the driveway will be retained by the dental practice to the rear, with Number 10 benefiting from a pedestrian right of way.





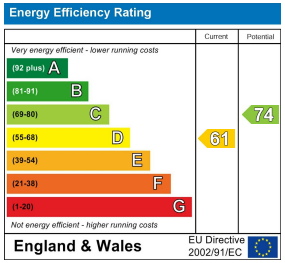


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