



For Identification Purposes Only

Honiton Gateway  
Devonshire Road  
Heathpark  
Honiton  
EX14 1SB

Potential Development Site  
(Subject to Planning)

Approximately 0.4 acres (0.162 hectares)

- Excellent Access to A30
- Popular Industrial Estate
- Roadside Frontage
- Development Potential, Subject to Planning

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## LOCATION

Honiton is an expanding South West town. The site is immediately adjacent to the A30, 14 miles north-east of Exeter. The A 30 links to the A303 & M3 south of Basingstoke and the M5 at Exeter.

The site is situated immediately adjacent to Lidl. Other well-known nearby occupiers include Screwfix and Wolseley,

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## DESCRIPTION

The site is well positioned with road frontage & prominence to the estate road Devonshire Road.

The site is regular in shape and has a level access from the estate road and is situated between two modern industrial units accommodating well established industrial occupiers.

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## QUOTING PRICE

Guide Price £400,000.

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## TENURE

Freehold sale.

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## ACCOMMODATION

Site Area: 0.4 acres 0.162 hectares

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## PLANNING

The site is located within the East Devon District Council's Administrative Area and situated within the employment area in Honiton's Local Plan 2013-2031.

A planning application for the construction of a new workshop and office building with associated underground parking and expansion of existing vehicle access has been submitted. Plans and documents including a sustainable drainage report, topographical survey and land contamination assessment relating to this application can be downloaded from the East Devon District Council website application number 23/2411/MFUL.

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## SERVICES

Prospective occupiers are to make their own enquiries with regards to the state and capacity of services.

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## BUSINESS RATES

Occupiers are advised to make their own enquiries regarding the Rateable Value and the exact rates payable.

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## LEGAL COSTS

Each party is to be responsible for the payment of their own costs in the transaction.

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## VAT

All prices quoted are exclusive of VAT, if applicable.

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## EPC

The Property comprises land so no EPC is required

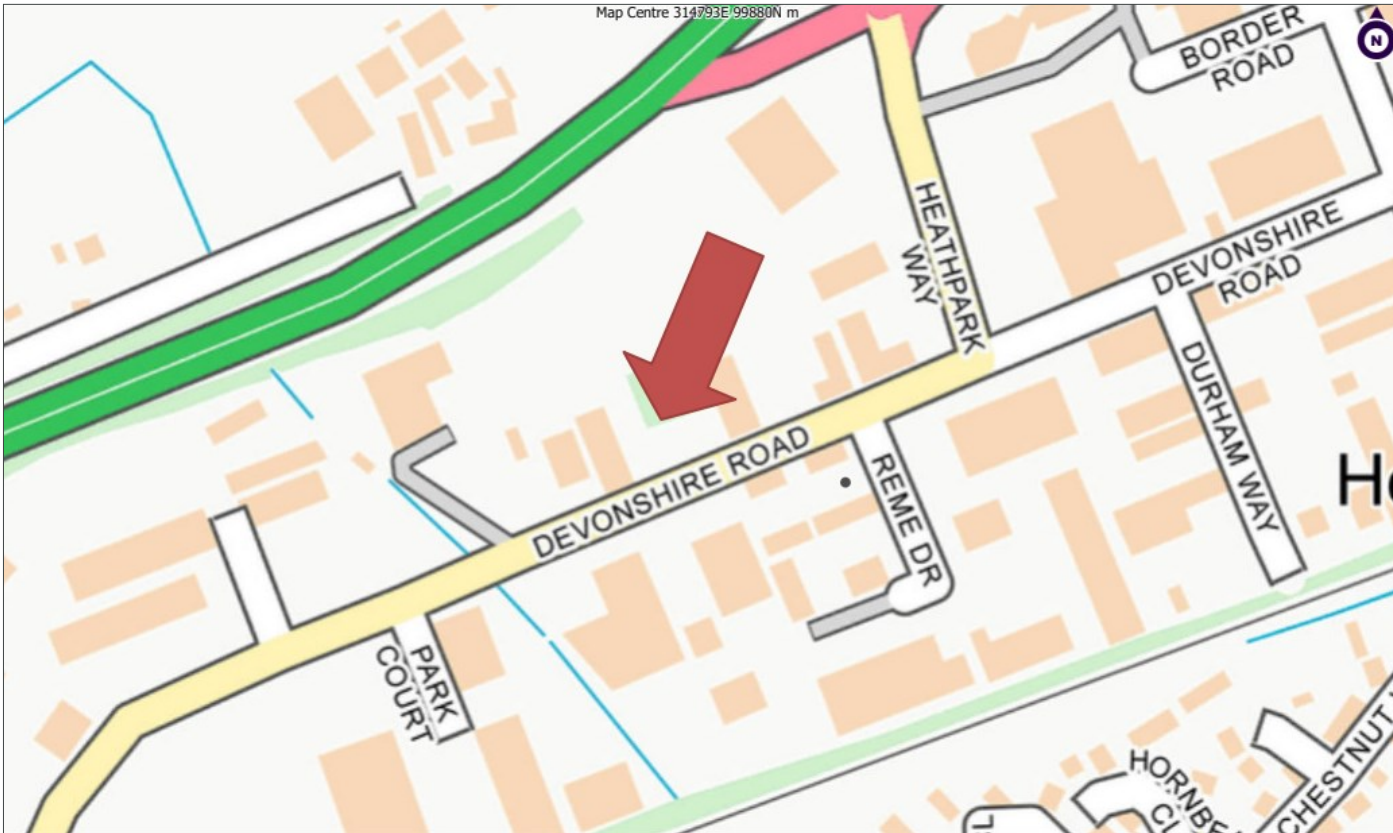
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## VIEWINGS

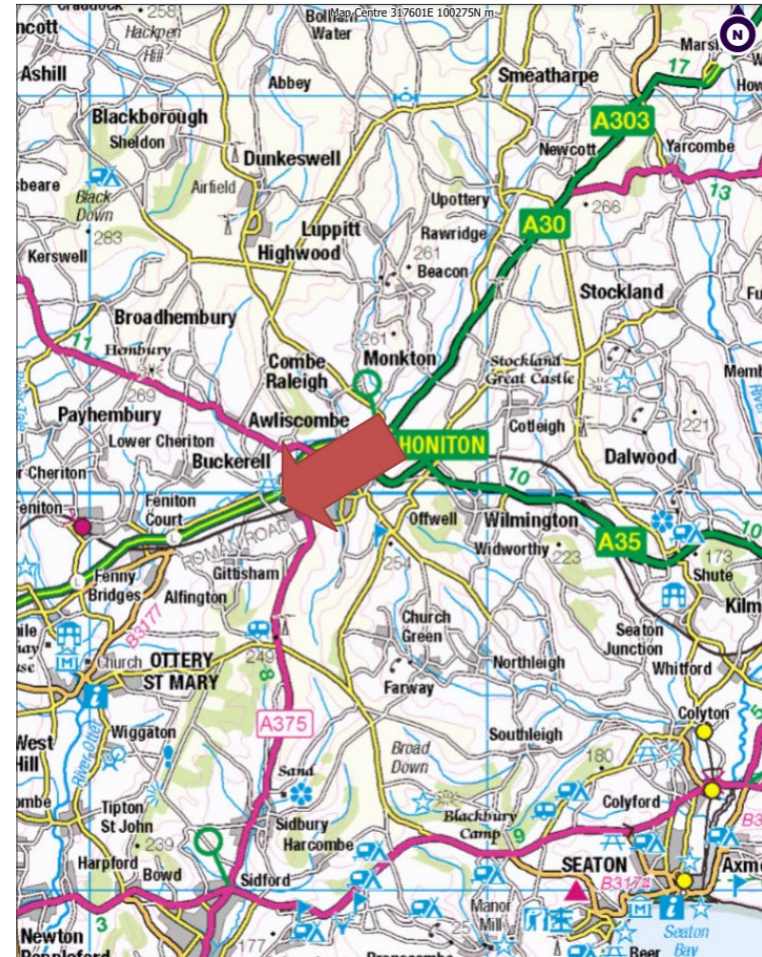
Viewings can be arranged through the sole agents Carter Jonas 0117 922 1222.

**SUBJECT TO CONTRACT**

Map Centre 314793E 99880N m



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## FURTHER INFORMATION

Should you require further information please contact:

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March 2025

# Carter Jonas