

HUDSON & Co

Rare & Interesting Opportunity

Open Storage / Parking Site

357.90 sq.m 3,851 sq.ft

Close to EXETER University



**Site off Edgerton Park Road
Pennsylvania EXETER EX4 6DD**

****Vehicular Access / Suit Various Uses / Development Potential****

****Convenient & Accessible Position close to City Centre & University****

****Water & Electricity available****

****Hardcore / Gravel surfaced / Secure Boundaries & Gate****

TO LET / FOR SALE

01392 477497

Site off Edgerton Park Road EXETER EX4 6DD

LOCATION: The property is located in a pleasant residential area close to Exeter University and within easy walking distance of the City Centre. Forming a back land site, located to the rear of the former Christian Fellowship Hall, and bounded by residential properties fronting Pennsylvania Road, and having vehicular access off Powderham Crescent.

DESCRIPTION: A former car park with approx. 14 spaces, previously used by the Christian Fellowship Hall, being level and laid to hardcore / gravel, and forming an area of approximately **357.90 sq.m 3,851 sq.ft.** The yard is bounded by brickwork walls and in part chain-link fencing and is secured within a padlocked security gate.

The site would suit a builder or similar seeking open storage, or alternatively as a useful car park for neighbouring residents or those requiring parking close to the University / City Centre in an area where parking is very limited.

SERVICES: Electricity and Water are currently supplied to a small shed on site.

RATES: We have consulted the VOA website who confirm that the property has the following assessment:

Assessed as: **Car park**
Rateable Value: **£2,750**

PLANNING: We are not aware of any outstanding planning consents. Interested parties should address their planning enquiries to the local planning authority, Exeter City Council Tel: 01392 277888.

TERMS: The property is available For Sale or To Let. Price and terms 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
01392 477497

info@hudsoncom.co.uk

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

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