

# 28 Barnfield Road

EXETER, DEVON, EX1 1RX



savills









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City centre about 0.5 miles • Junction 30 (M5 Motorway) about 3 miles • Exeter Airport about 5 miles

Available as a whole or in two lots a beautifully converted 4 storey apartment block of 6 apartments with a plot of land at the rear that has planning permission for the development of 7 apartments over 4 storeys. Situated in St Leonards, with easy access to Exeter city centre.

## Accommodation summary

Lot 1: A detached block of 6 apartments over 4 storeys, with off-road parking for 8 cars.

Lot 2: A plot of land with full planning permission for the development of 7 apartments over 4 storeys with off-road parking for 10 cars.

Flat 1, 3, 4 and 5 EPC: E, Flat 2 EPC: D and Lower Ground Floor Flat EPC: C



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Your attention is drawn to the Important Notice on the last page of the text

## SITUATION

28 Barnfield Road is in St Leonards, Exeter's most sought after residential area, due to its tree lined streets and vibrant community atmosphere. The city centre is located approximately 0.5 miles away and there is a selection of independent shops and cafes on Magdalen Road and as well as a Waitrose supermarket located nearby.

The property is situated in a predominantly residential area, on the section of Barnfield Road that intersects with Western Way, bounded by Barnfield Road in the north, Magdalen Road car park in the south, Western Way in the west and a Doctor's Surgery in the east.

Exeter is a thriving city, with excellent communication links to London and the rest of the UK, including two main line train stations and an International Airport, with daily commuter flights to London as well as many UK and International destinations. The city centre boasts the Princesshay Shopping Centre, Guildhall Food Halls, a John Lewis Department store as well as an extensive selection of independent shops and eateries, theatres, an award winning museum and a world class University.

There are a fine selection of state and private schools in the city including Exeter School, The Maynard School and a Steiner Academy. Exeter also has the Royal Devon and Exeter Hospital, Nuffield Hospital and is also home to the Peninsula College of Medicine and Dentistry.

For outdoor enthusiasts, Exeter has it all, with extensive recreation facilities along the River Exe including fishing, cycling, walking, kayaking, rowing and paddle boarding, to name but a few. There is a David Lloyd Club at Sandy Park, home to the Exeter Chiefs, as well as numerous gyms, sports facilities and recreation grounds throughout the city, including those at Exeter University. The Exeter Golf & Country Club has an 18 hole golf course and there are many first class golf courses within easy reach of the city, including Woodbury Park, Dawlish Warren and the Teign Valley Golf Club.

## DESCRIPTION

28 Barnfield Road currently comprises 6 apartments (Lot 1), with the garden area to the rear benefitting from full planning permission for a 4 storey block of 7 apartments (Lot 2).

### LOT 1 – EXISTING APARTMENT BLOCK

The existing detached apartment block is beautifully converted with many of the property's original features retained, including a beautiful stained-glass window on the stairwell at the front of the property. The property, formerly used as offices, has been converted into 6 apartments and is presented in exceptional order throughout. The current owners occupy the lower ground floor garden apartment and let the remaining five apartments and additional parking spaces.













## Lower Ground Floor

The lower ground floor provides a spacious two bedroom garden apartment, which is accessed either through the main entrance or via its own entrance from the garden at the rear of the property. This apartment features a generously-sized dining room, living room (with double doors onto the rear private garden area) and a modern kitchen. The master bedroom has an en-suite bathroom and adjoining dressing room and there is also a second double bedroom to the rear as well as a family shower room.

## Ground Floor

The ground floor is accessed from the front of the property and provides a 1 bedroom and a 2 bedroom apartment. The 2 bedroom apartment has a spacious, open-plan kitchen/ dining/ living area with beautiful bay windows, located at the rear of the property. Adjacent to this is the master bedroom (with en-suite shower room) and the second double bedroom is situated at the front, adjoining a well-presented family bathroom.

The 1 bedroom apartment provides a large open plan kitchen/ dining/ living area with a double bedroom (with en-suite) at the front of the building.

## First Floor

The layout of the first floor is almost identical to the ground floor and consists of a 2 bedroom apartment and a 1 bedroom apartment.

## Second Floor

The second floor provides a spacious 3 bedroom apartment which is accessed via a private staircase from the first floor. The apartment provides a spacious, open-plan living/ dining area which adjoins the kitchen. The master bedroom benefits from a beautiful, original fireplace and is situated at the rear of the property adjacent to the second double bedroom. The third bedroom, which could also be used as a study, is situated at the front of the property, adjacent to the spacious family bathroom. This apartment benefits from far reaching views across Exeter in a northerly and southerly direction.

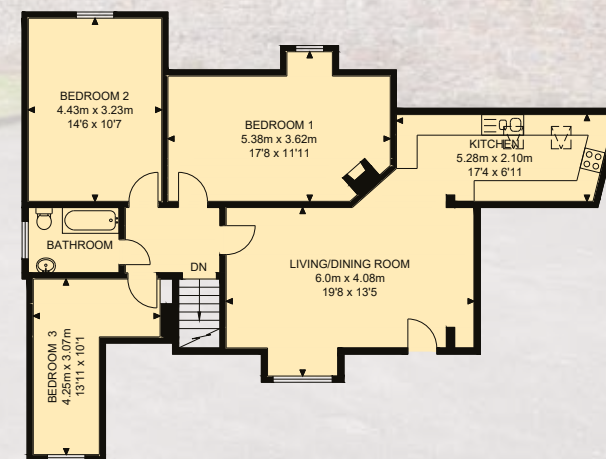
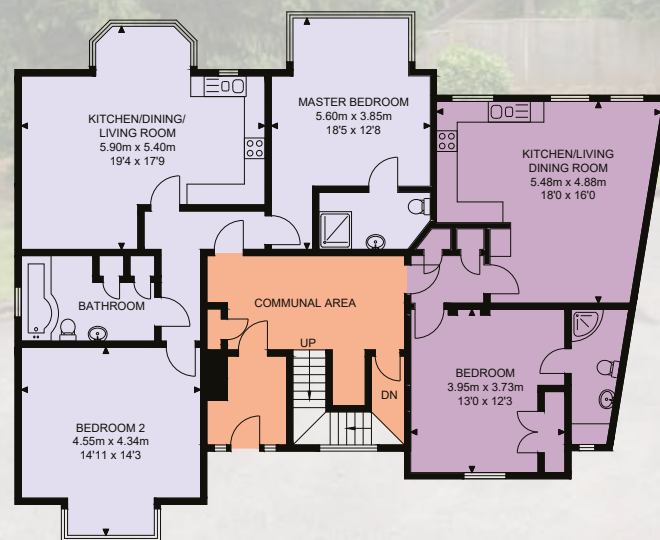
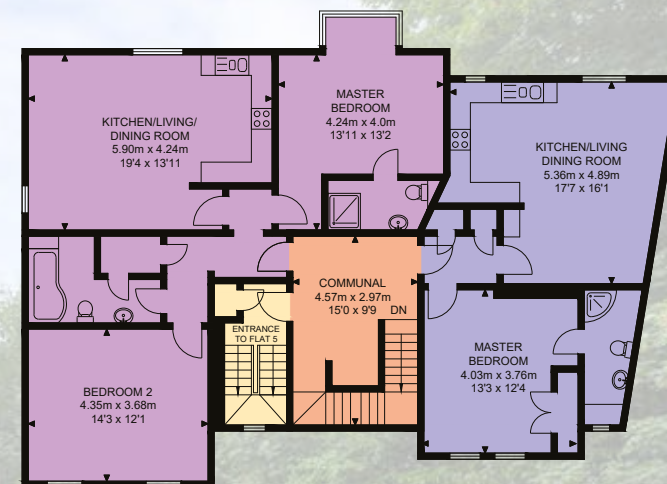
## Access and Communal Areas

The main entrance is accessed directly from Barnfield Road. The rear of the property is also accessed from Barnfield Road, via a shared access driveway which is shared with the adjoining properties. The driveway leads to the rear garden. The front of the property also has a car park, with space for a minimum of 4 cars.

The lower ground floor is accessed from both the rear of the property, through the garden area, and via a communal hallway shared with the remaining apartments. A beautiful staircase leads from the ground floor to the first and second floors and boasts an ornate stained glass window which is said to be an original feature of the building.

# COLOUR KEY

- GARDEN FLAT
- FLAT 1
- FLAT 2
- FLAT 3
- FLAT 4
- FLAT 5





## LOT 2 – DEVELOPMENT LAND

### PLANNING PERMISSION

The land adjacent to the existing apartment block was granted planning permission on 23rd May 2019 (reference no. 19/0127/FUL) and benefits from full planning permission for a “residential development comprising 7 apartments, associated access improvements, landscaping (including the removal of a tree) and parking”.

The site is currently used as a garden/lawn and parking for the lower ground floor flat and the north and west boundaries adjoin Devon County Council Highways land. The west of the site is surrounded by a high level retaining garden wall. The land adjoining the wall grades upwards steeply towards Western Way and this side of the site is screened by tree cover along the road.

The housing mix will be as follows:

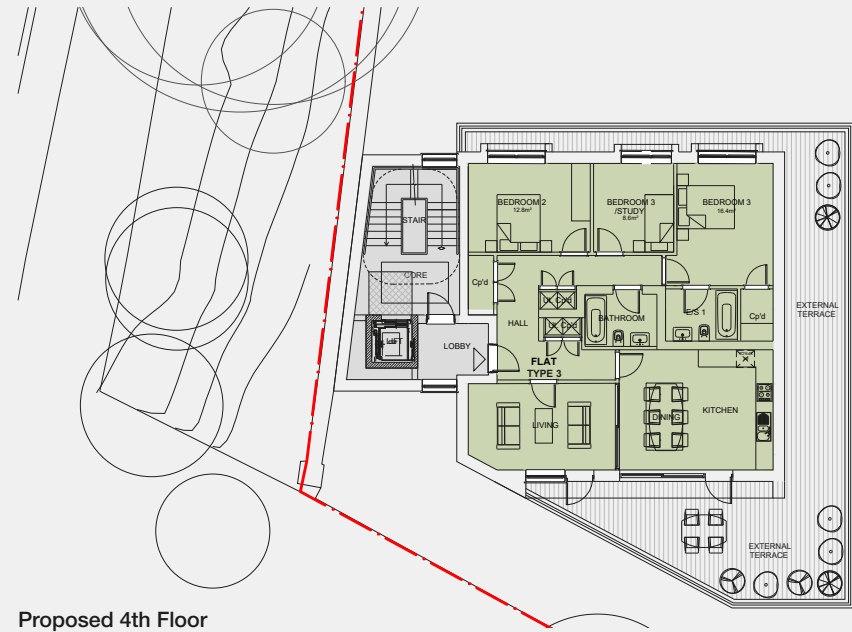
- Entrance lobby, lift and stairwell on ground floor
- 2 no. 2 bedroom apartments on the first floor
- 2 no. 2 bedroom apartments on the second floor
- 2 no. 2 bedroom apartments on the third floor
- 1 no. 3 bedroom penthouse apartment on the fourth floor

A detailed schedule of the proposed units are as follows, providing a total NIA of 587 sq m (6,318 sq ft):

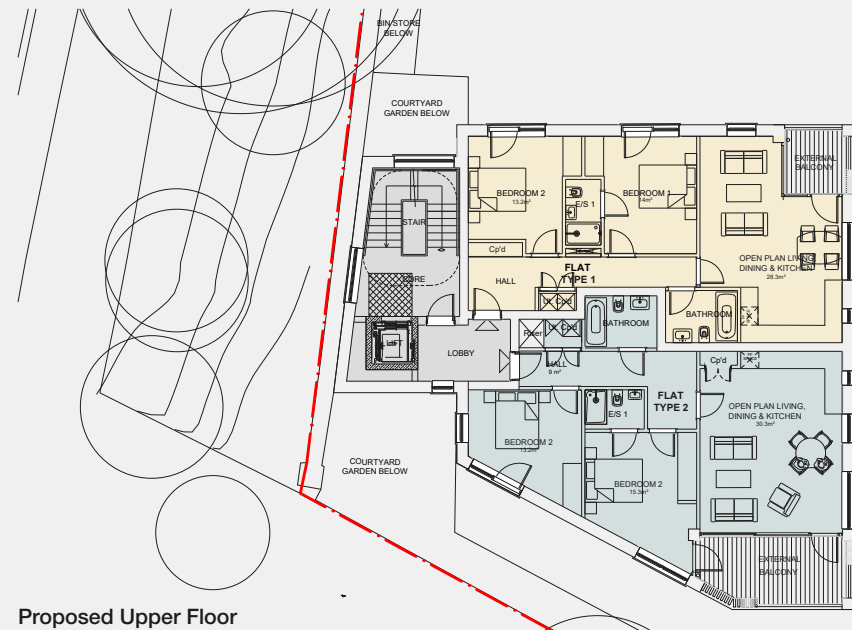
Flat Type	Floor	No. of Beds	NIA (sq m)	NIA (sq ft)
Type 1	1	2	78	840
Type 2	1	2	81	872
Type 1	2	2	78	840
Type 2	2	2	81	872
Type 1	3	2	78	840
Type 2	3	2	81	872
Type 3	4	3	110	1184
Total			587	6318

In addition, the site will also provide 10 car parking spaces.

All the necessary planning documents are available on the Council's website and available in a Technical Pack on request.



Proposed 4th Floor



Proposed Upper Floor

## PLANNING OBLIGATIONS AND CIL

We understand the developer will be liable to pay £89,606.73 of CIL payments. It is our understanding that no further planning obligations are required.

## GARDENS AND GROUNDS

The existing apartment block benefits from a rear garden area with a patio. Planning permission allows for 14 car parking spaces to the rear and 4 parking spaces at the front.

## SERVICES

Water, electricity, gas and mains drainage are connected for the current apartments. New services required for the plot.

## OUTGOINGS

The existing apartments have the following council tax bands, levied by Exeter City Council:

- Garden Flat – Band C
- Flat 1 - Band B
- Flat 2 – Band A
- Flat 3 – Band B
- Flat 4 – Band A
- Flat 5 – Band B

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From our office exit right onto Paris Street and take the fourth exit at the roundabout onto Western Way, follow the road for approximately 200m before turning left onto Magdalen Street. Once you have passed the zebra crossing take the first left onto Denmark Road, followed by the first left onto Barnfield Road. No. 28 is the last house on the left at the end of the road and you can go down the shared driveway and park at the rear of the property, next to the land plot.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



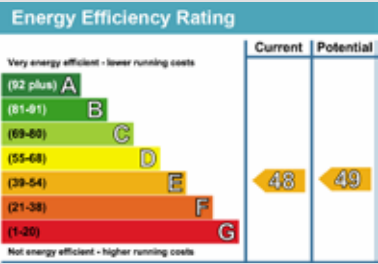
Proposed south site elevation



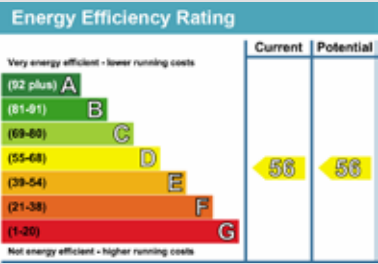
Garden Flat EPC



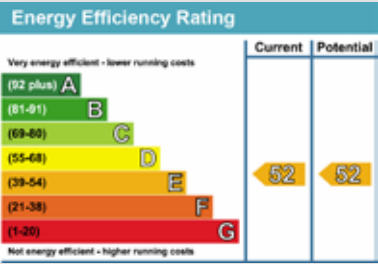
Flat 1 EPC



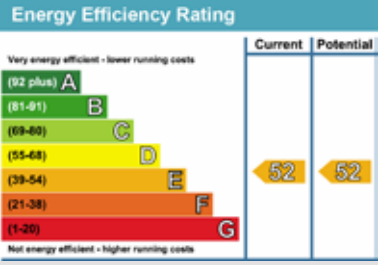
Flat 2 EPC



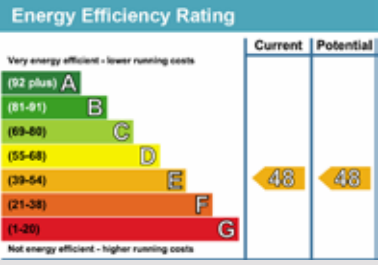
Flat 3 EPC



Flat 4 EPC



Flat 5 EPC







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