



MOUNT ST MARY'S CONVENT

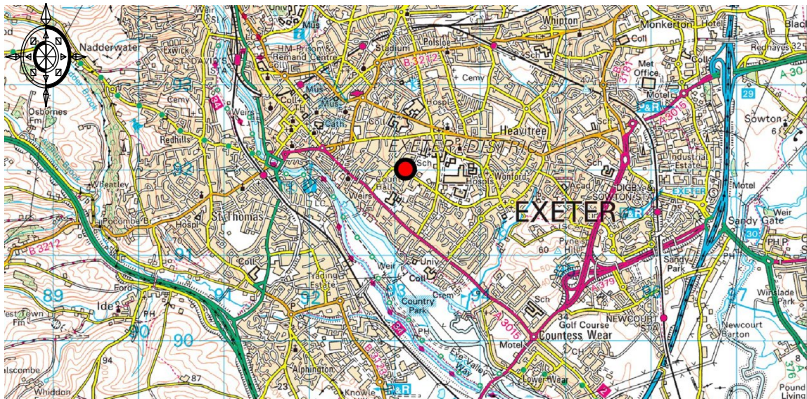
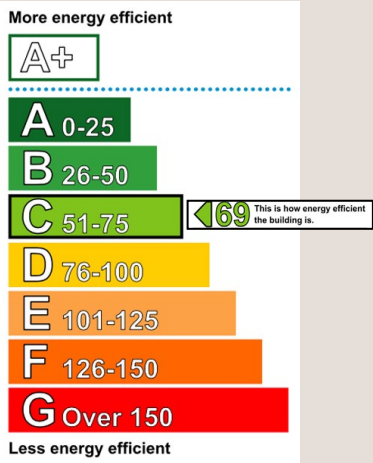
Wonford Road, Exeter, EX2 4PF

An exceptional Grade II listed stuccoed villa in the heart of Exeter's prime residential area



SITE SUMMARY

- Rare conversion opportunity in prime St Leonard's
- Two points of access off Lyndhurst Road and Wonford Road
- 650m level walk to Magdalen Road shops and cafes
- Within close proximity of Exeter School and Magdalen Court School
- 0.93 acres (0.38 hectares)
- Freehold interest



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EXETER

Exeter is a thriving cathedral city with a growing commercial base and an affluent catchment population. The City benefits from excellent communication links, with two main line railway stations providing services to London Paddington and London Waterloo and an international airport, which provides services to a small range of national and international destinations.

Exeter offers a full range of facilities and amenities including a range of independent schools, an award winning shopping centre and a highly regarded Russell Group University.

LOCATION

Mount St Mary's Convent (previously known as Matford House), is located in the heart of St Leonard's, which is Exeter's most sought after residential area, characterised by its period housing stock, its tree-lined streets and a vibrant community atmosphere. The Property is situated approximately 1 mile south-east of the city centre.

Magdalen Road is located approximately 650m to the north-west of the Property and provides a broad range of independent shops and cafes.

The Property is also situated within close proximity to the Royal Devon and Exeter Hospital on Barrack Road, together with two independent schools on Victoria Park Road (Exeter School and Magdalen Court School). The Waitrose supermarket on Gladstone Road is less than 1 mile to the north of the Property.

The southern boundary of the Property abuts Wonford Road, which links Barrack Road to the east and Magdalen Road to the north-west. The Property is bordered to the north by residential properties, to the east by Cardinal Newman House and to the west by Lyndhurst Road, which is the prime address in St Leonard's.

DESCRIPTION

The Property comprises two separate lots, as detailed below:

Lot 1 - Mount St Mary's Convent

The extent of Lot 1 is shown edged red on the site plan. Mount St Mary's Convent is a detached, Grade II Listed stuccoed villa, which provides approximately 9,343 sq ft (868 sq m) gross internal area.

The Property was constructed in circa 1840 as a residence and was altered in the late 19th



Century and again in the late 20th Century. We understand that it has been used as a Convent since the mid 1980s. In 1996 planning permission was granted for the construction of a single storey extension (known as The Centre).

The Convent provides accommodation over three storeys, with three internal staircases. On the lower ground floor there is a plant room and various store rooms. On the ground floor of the original part of the Property, there are two reception rooms with large bay windows fronting onto the garden, two kitchens, a WC and a further two rooms currently used for office space. The Victorian extension includes five small rooms, currently used as bedrooms, four WCs, a shower room and a meeting room. On the first floor there is a chapel with stained glass windows overlooking the grounds fronting Wonford Road, ten bedrooms, three WCs and two bathrooms.

The Convent sits within generous landscaped grounds and the gross site area for Lot 1 is approximately 0.92 acres (0.37 hectares).

Lot 2 - Land adjacent to 25 Lyndhurst Road

The extent of Lot 2 is shown edged blue on the site plan and comprises a small parcel of land which abuts the northern boundary of Lot 1. This land extends to approximately 636 sq ft (59 sq m).



Access off Wonford Road currently shared with adjacent Cardinal Newman House



View of Property towards the west showing the eastern boundary



Access off Lyndhurst Road

ACCESS

Lot 1 benefits from two points of access, off Lyndhurst Road to the west and Wonford Road to the south.

There is an existing right of way at all times and for all purposes across an identified 'shared access drive' off the Wonford Road access for the benefit of Cardinal Newman House, which abuts the eastern boundary of the Property.

Cardinal Newman House has recently been sold and the purchaser has a positive obligation to try to secure planning permission for a new, self-contained access into this site. If granted, this would enable the right of way across the Convent's Wonford Road access to be terminated and the two properties to be physically separated.

In the event that planning permission for a new self-contained access into the neighbouring site is refused, the purchaser and the owner of Mount St Mary's Convent will negotiate in good faith to agree the design of a single point of access off Wonford Road, to be positioned entirely within and as close to the western boundary of Cardinal Newman House as is reasonably practicable and consistent with the requirements of the Local Highway Authority and the Local Planning Authority.

The existing owner of the Convent has agreed to transfer or grant rights over enough land as may be required for a visibility splay for the new single point of access.

The purchaser of the Convent will be required to enter in to a deed of covenant to be bound by the terms of the Access Agreement.

EASTERN BOUNDARY

Following the grant of planning permission for an alternative access, the purchaser of Cardinal Newman House will have an obligation to erect a 1.8m metre high close-boarded timber fence along the boundary with the Convent. This must be erected within 15 months of the completion of the Highway Agreement.



Reception room on ground floor



The Chapel on first floor

TENURE & TITLE

The Seller owns the freehold interest (title absolute) of the Property, which has registered title under title numbers DN729158 and DN274.

PLANNING

Mount St Mary's Convent is a prime conversion / refurbishment opportunity, subject to securing the necessary planning permission.

The current planning use falls under Use Class C2 "Residential Institutions". Although planning permission was not secured for this specific use, it has been used for this purpose for over 10 years and as such the seller could apply to the Local Planning Authority for a certificate of lawful use.

A summary of the relevant national and local planning policies and designations is set out below:

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied.

Chapter 5 entitled "Delivering a Sufficient Supply of Homes" states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. Major development is defined as development where 10 or more homes will be provided or where the site area is 0.5 hectares or greater.

Core Strategy

Exeter City Council's Core Strategy, adopted in 2012, sets out a strategy for the spatial development of the city up to 2026.

Chapter 2 entitled "Spatial Context" states that "early 19th century stuccoed villas are of special

importance to St Leonards...In providing for growth the importance of Exeter's heritage and the key role it plays in the economy and prosperity of the city must be taken fully into account."

St Leonard's Conservation Area Appraisal and Management Plan

The Property is situated within the St Leonard's Conservation Area. The Conservation Area Appraisal and Management Plan (dated 2008) refers to the subject property under the Magdalen Court School section (page 36). It confirms on Page 44 that Mount St Mary's Convent makes a positive contribution to the Conservation Area.

SERVICES

Search results from the utility providers, showing the location of services in relation to the Property, are provided in the Technical Pack.

OFFERS

Offers are invited for the freehold interest of Lots 1 and 2, either in isolation or in combination. The closing date for submission of offers will be confirmed in the 'Submission of Offers' document in the Technical Pack.

The Seller's clear preference is to dispose of the two lots on an unconditional basis.

LOCAL AUTHORITY

The Property falls within the jurisdiction of Exeter City Council.

Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JJ
Tel: 01392 265223



VIEWING

Strictly by appointment with the sole selling agent, Savills.

FURTHER INFORMATION

A Technical Pack is available which includes:

- Location and site plans
- Title information
- EPC
- Floor Plans
- St Leonard's Conservation Area Appraisal and Management Plan
- Photographs
- Results of service enquiries
- Agreement in relation to access for Cardinal Newman House
- Submission of offers document



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Please use the link below to access the Technical Pack:

Mount St Mary's Convent, Exeter - Technical Pack

FIXTURES AND FITTINGS

It is proposed that the Convent will be sold partly furnished, with most bedroom and reception room furniture remaining in situ. Further details will be provided nearer the closing date for offers.

CONTACT

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