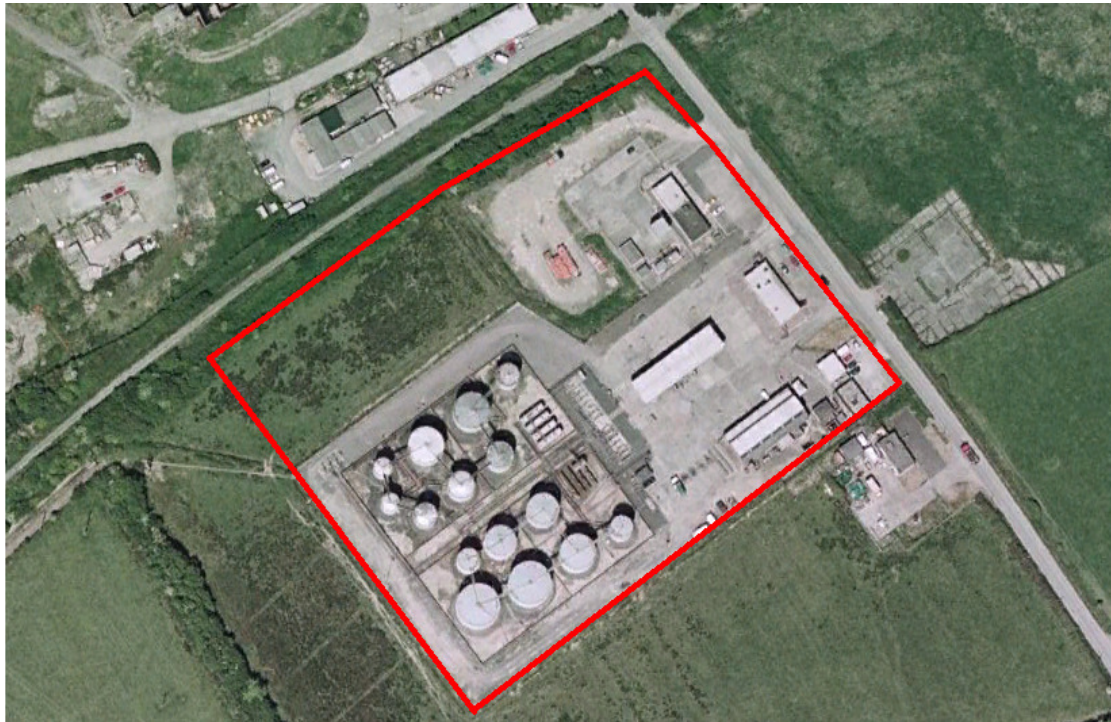


## PRELIMINARY DETAILS FREEHOLD DEVELOPMENT LAND



Planning allocation for  
Employment/Industrial  
uses

Variable plot size(s)

Yelland Quay, Yelland, Nr Barnstaple, EX31  
3HB

**Freehold**  
**Price on application**

MGR Appraisals  
Beaufort House, 94-96 Newhall Street,  
Birmingham, B3 1PB  
T (0121) 200 2206  
F (0121) 200 1537  
[www.mgrappraisals.com](http://www.mgrappraisals.com)

## Location

The site is located close to the settlement of Yelland, a small village located midway between the coastal towns of Barnstaple and Bideford in the county of North Devon. The site is accessed from the B3233 which connects to the main A39 both in the east and west respectively. The A39 is a major arterial route along the north-western coast of Devon. The nearest motorway access point is at Junction 27 of the M5 which is approximately 23 km (14 miles) to the east via the A39 and A391. Plans are attached showing the sites location in both a regional and national context.

## Description

The site is currently a fuel oil distribution depot. The site is generally level throughout and is mostly already developed except for an area which is currently grass land. Part of the site is subject to two tenancies, which are soon to expire.

The Vendor is currently considering the future operation of the depot. Whilst an operating presence is to be retained, there is flexibility as to how much land can be disposed of and interested parties are invited to express their requirement(s).

Access to the site is via Yelland Quay which is a privately owned road running down from the B3233 which is adopted highway. Although rights can be granted to use this road we are unaware of any formally documented maintenance agreement.

## Tenure

The property is held Freehold forming part of Title DN342767. Part of the site is subject to two Leases brief details for which are as follows:

A Lease to Flogas UK Limited dated 17<sup>th</sup> August 2005 for a term of 5 years from 1 December 2005 ending 30<sup>th</sup> November 2010 made outside of the statutory renewal provisions of the Landlord and Tenant Act 1954. The passing rental is £17,000 per annum. The Lease is made on institutional terms save for inclusion of a schedule of condition at the commencement of the Lease.

A Lease to CPL Distribution Limited dated 19<sup>th</sup> September 2005 for a term of 5 years from 26<sup>th</sup> September 2005 ending 25<sup>th</sup> September 2010 made outside of the statutory renewal provisions of the Landlord and Tenant Act 1954. The passing rental is £17,000 per annum. The Lease is made

## Important notice

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on institutional terms save for inclusion of a schedule of condition at the commencement of the Lease.

Interested parties should be aware of a third party claim in relation to an agricultural tenancy over a part of the land, which is currently under investigation. Further details are available on request.

## EPC

An Energy Performance Certificate is not required for this transaction.

## Planning

The property falls under the jurisdiction of North Devon District Council. All of the site outlined in red falls within an area allocated for industry/employment. Specifically, this is covered by policy ECN2 of the North Devon District Council local plan. All planning enquiries should be directed to the Local Authority who can be contacted on 01271 327 711.

## Price

The price will be subject to land take and will be agreed by negotiation.

## VAT

Previous recent land transfers of other parts of this property (contained within the same title) have not attracted VAT therefore we assume that no VAT will be applicable in this case however the buyer's Solicitor will need to ratify the position on this.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing

Viewings can be arranged via prior appointment. Interested parties should note that block viewings might be conducted.

## MGR Appraisals

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## Date Details Prepared

May 2010

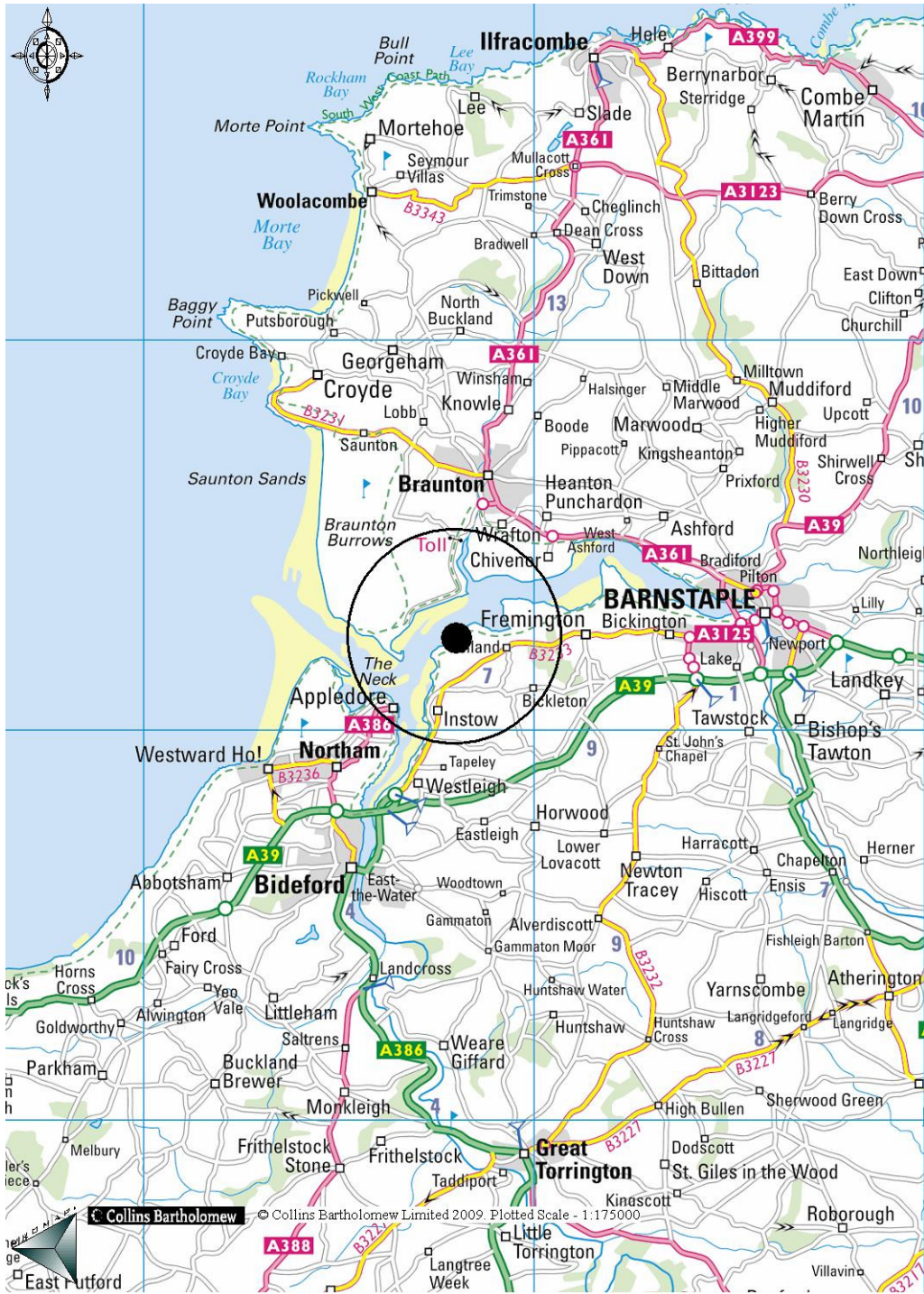
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