



£180,000

Broadclyst Water Tower, Broadclyst

Detached House

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Close Proximity To Excellent Transport Links, Schools & Amenities
- Former Water Tower
- Potential For Unique "Grand Designs" Project (Subject To Planning)
- Sought After Village Location
- Large Plot
- Panoramic Views

Property Description

* FORMER WATER TOWER * POTENTIAL FOR UNIQUE "GRAND DESIGNS" PROJECT (SUBJECT TO PLANNING) * LARGE PLOT * SOUGHT AFTER VILLAGE LOCATION * PANORAMIC VIEWS *

Main Particulars

Description & Location

We are delighted to bring to market a fantastic and rare opportunity to acquire this striking and iconic decommissioned Water Tower in Broadclyst Village, a sought after village in Devon. The freehold Water Tower stands on a parcel of land approximately 0.29 acres (0.12 hectares) and is accessed via a gated entrance. The Water Tower has views towards open rolling countryside and Broadclyst Village and has potential for alternative uses subject the local authority planning regulations.

The structure is understood to have been built in the 1940's to serve the local village and continued to be used up until 2008. The Water Tower is situated in the delightful and popular village of Broadclyst, steeped in local history, on the outskirts of Exeter. Situated in the heart of the National Trust Killerton Estate, the village offers a full range of local amenities such as a post office/store, church, doctor's surgery, pharmacy, recreation and sports centre, play park, well known local inn, The Red Lion and a popular primary school and the renowned Clyst Vale Community College providing secondary education. The property lies within easy reach of Exeter City Centre, Exeter International Airport and transport links such as the M5 and A30 and a regular bus service.

The Tower occupies a rectangular site, surrounded by chain link fencing with a secure gated access. The site is mainly grassed with a number of mature Poplar trees on its fringes. The freehold site extends in total to approximately 0.29 acres (0.12 hectares) or thereabouts and is accessed via a right of way (at all times and for all purposes) over a trackway running from the north-eastern corner of the site to the nearest public highway to the east (the B3181).

The Water Tower enjoys rural views in most directions, over land currently owned by the National Trust.

The Tower itself is of concrete construction and stands at around 16.12m high. It has pedestrian access at its base and ladder ascending through the main former water tank section and up to the roof. The tank section extends to approximately 225 cubic metres, with an internal diameter of around 9.44m, or thereabouts.

The property may have potential for alternative uses, subject to obtaining any necessary consents/approvals from the Local Planning Authority. This potential "Grand Designs" project has a current previously submitted Pre-Application for the Conversion of the building to a dwelling which may be useful to prospective purchasers as a 'road map'. Subject to further information and appropriate consideration of its design, officers would support the proposed conversion. However, please note that the LPA advice is made on a strict without prejudice basis and represents the informal view of the planning team. Prospective purchasers are to make their own enquiries with the LPA in relation to any proposals for an alternative use of the site.

Services

There is electricity on site and it is understood that all other main services are available nearby. Prospective purchasers to make their own utility enquiries.

Tenure & Possession

The property is offered for sale freehold (title absolute) with full vacant possession. The title is registered with the Land Registry under title number: DN560776. The property is sold as seen.

South West Water have fully decommissioned the pipework within the boundaries of the property (leaving the redundant decommissioned pipework in the ground).

Directions From Junction 29 of the M5 motorway proceed towards Exeter city centre on "Honiton Road". After 0.3 miles, at the first roundabout take the third exit on to "Ambassador Drive/Cumberland Way" and after 0.8 miles turn right on to the B3181 towards Pinhoe, Broadclyst and Cullompton. After 3 miles, Broadclyst Village will appear on your right and the Water Tower will be visible in the fields on your left.

Viewers are advised to park in Broadclyst Village and proceed on foot to the subject property, taking care when crossing the B3181, unless parking instructions are advised otherwise by us, Right At Home Estate Agents. The access track will be identified by our "For Sale" board.

Local Authorities East Devon District Council, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL. Tel: (01395) 516551.

Viewing Strictly by appointment only through Right At Home Estate Agents. All viewings will be external only. Our Health and Safety policy requires all interested parties undertaking viewings of this site/property to be strictly accompanied by a member of our staff. If so, directed by a member of Right At Home Estate Agents they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE if required) then they do so at their own risk and Right At Home Estate Agents/the seller cannot be held liable for any personal injury or associated claim for compensation.

TV program potential of purchaser's progress on the proposed use for the site.

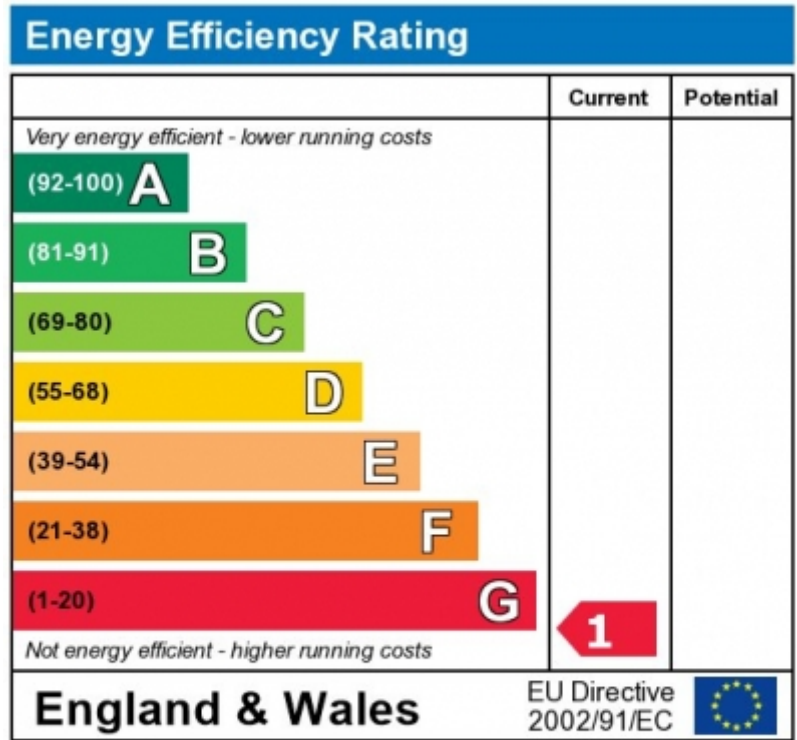
Tenure: Freehold





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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