

FOR SALE **Mixed Development Site**

Phase B, Cranbrook Town Centre, Tillhouse Lane, Cranbrook, Nr Exeter



- Comprising 4 shops & 9 residential units
- New town located on outskirts of Exeter
- Offers invited

FOR SALE **Mixed Development Site**

Phase B, Cranbrook Town Centre, Tillhouse Lane, Cranbrook, Nr Exeter



Location & Description

Cranbrook is a new town located on the outskirts of Exeter which has expanded rapidly since its launch in 2012. There are now over 3,000 homes currently built in Cranbrook, and this is expected to increase to at least 8,000 properties in the future. Cranbrook is ideally placed for reaching surrounding towns and cities with excellent transportation links by road being close to the M5 and A30, as well as having its own railway station. Exeter Airport is to the south, and approximately 2 miles distant by car.

Cranbrook now has its own Morrisons Supermarket recently opened and a children's nursery which will open soon, as well as seven new shops built under Phase A of this scheme. Occupiers here include Esquires Coffee Shop, Children's Hospice South West, a barbers and two takeaway / restaurants. Cranbrook also has a doctors surgery, a pub / restaurant (The Cranberry Farm), and primary and secondary schools.

Proposed Scheme

This is an exciting opportunity to complete the second phase of this mixed use development scheme with a current planning consent to develop four more retail units and nine residential units (all 2 bedrooomed). The first phase has recently been completed comprising seven prominent shops within the town square, and 17 apartments along with Morrisons new supermarket and children's nursery.

Please see the attached site location & phasing plan, together with floor plans and elevations. Further details are available from the data pack which is available on request.

Residential Accommodation (approximate areas (excluding staircases)):

Accommodation	SQ.M	SQ.FT
Duplex 1 – First & Second Floors	91.37	984
Duplex 2 – First & Second Floors	94.90	1,022
Duplex 3 – First & Second Floors	93.31	1,004
Duplex 4 – First & Second Floors	94.97	1,022
Duplex 5 – First & Second Floors	93.38	1,005
Duplex 6 – First & Second Floors	95.77	1,031
Duplex 7 – Second Floor	46.82	504
Apartment 1 – First Floor	70.83	762
Apartment 2 – Second Floor	70.55	759
TOTAL	751.90	8,093

Retail Accommodation (approximate net internal areas):

Accommodation	SQ.M	SQ.FT
Unit B1	90	968
Unit B2	90	968
Unit B3	90	968
Unit B4	54	579
TOTAL	324	3,483

Planning

The planning application at East Devon District Council is Ref. 21/2020/MRES and this consent also included the first phase of this development, which has now been completed.

Section 106 (S.106 Contribution)

We understand the contribution of £889.95 per dwelling will be payable to East Devon District Council under the Section 106 Agreement.

Terms

Offers are invited for the freehold in this mixed use development site.

VAT

VAT will be payable at the standard rate.

Legal Costs

Each party to bear their own legal costs incurred with the transaction.

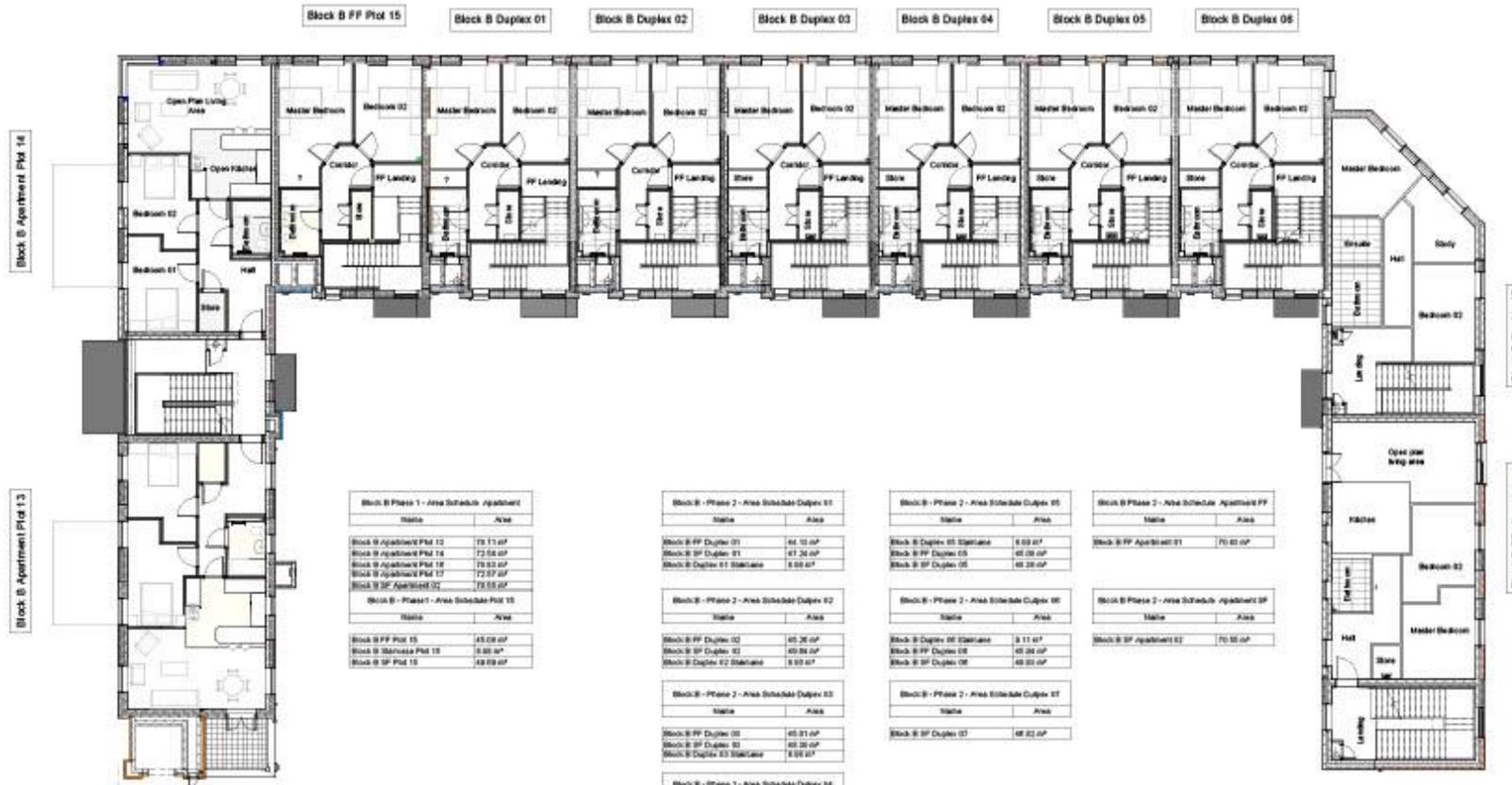
Further Information & Viewing

A data pack has been prepared which provides detailed planning and technical information. For access please email mark.beskeen@brutonknowles.co.uk

To view, please contact the sole agent, Bruton Knowles.

Phase 01

Phase 02



Block B Phase 1 - Area Schedule Apartment	
Units	Area
Block B Apartment Flat 13	79.71 sqm
Block B Apartment Flat 14	72.58 sqm
Block B Apartment Flat 16	79.92 sqm
Block B Apartment Flat 17	72.97 sqm
Block B 3P Apartment 02	79.55 sqm
Block B - Phase 1 - Area Schedule Flat 15	
Units	Area
Block B FF Flat 15	45.08 sqm
Block B 3P Flat 15	8.88 sqm
Block B 3P Flat 15	43.89 sqm

Block B - Phase 2 - Area Schedule Duplex 01	
Units	Area
Block B FF Duplex 01	84.13 sqm
Block B 3P Duplex 01	47.34 sqm
Block B 3P Duplex 01 Staircase	9.99 sqm
Block B - Phase 2 - Area Schedule Duplex 02	
Units	Area
Block B FF Duplex 02	85.38 sqm
Block B 3P Duplex 02	49.84 sqm
Block B 3P Duplex 02 Staircase	9.99 sqm
Block B - Phase 2 - Area Schedule Duplex 03	
Units	Area
Block B FF Duplex 03	85.31 sqm
Block B 3P Duplex 03	49.88 sqm
Block B 3P Duplex 03 Staircase	9.99 sqm
Block B - Phase 2 - Area Schedule Duplex 04	
Units	Area
Block B FF Duplex 04	85.18 sqm
Block B 3P Duplex 04	49.81 sqm
Block B 3P Duplex 04 Staircase	9.99 sqm

Block B - Phase 2 - Area Schedule Duplex 05	
Units	Area
Block B Duplex 05 Staircase	9.99 sqm
Block B FF Duplex 05	85.09 sqm
Block B 3P Duplex 05	49.28 sqm
Block B - Phase 2 - Area Schedule Duplex 06	
Units	Area
Block B Duplex 06 Staircase	9.11 sqm
Block B FF Duplex 06	85.34 sqm
Block B 3P Duplex 06	49.21 sqm
Block B - Phase 2 - Area Schedule Duplex 07	
Units	Area
Block B 3P Duplex 07	48.42 sqm

Block B Phase 2 - Area Schedule Apartment FF	
Units	Area
Block B FF Apartment 01	70.83 sqm
Block B Phase 2 - Area Schedule Apartment 3P	
Units	Area
Block B 3P Apartment 02	70.58 sqm

1 Planning Block B - GA Plan Level 01
1 : 100

Rev	Date	By	Description
01	08/01/24	SGP	Issue for client review
02	08/01/24	SGP	Issue for client review
03	08/01/24	SGP	Issue for client review
04	08/01/24	SGP	Issue for client review
05	08/01/24	SGP	Issue for client review
06	08/01/24	SGP	Issue for client review
07	08/01/24	SGP	Issue for client review

ACHESON

SGP

Architects + Masterplanners

Waterfront House
24 Smith Way
Grove Park
Bicester LE19 1BU

T +44 (0)1862 47 0897
www.stphgeorge.co.uk

Client: Stone Castle
Project: Phase 1
Project Name: Block B

Drawing Name:
Block B - GA Plan, Level 01

Drawing Stage: Planning

Date: 02

SGP File Ref: 18-203-SGP-04-01-20-A-131102

18-203-SGP-04-01-20-A-131102
Approved: [Signature]

This drawing has been prepared using AutoCAD 2024. It is intended for use as a guide only and should not be used for construction purposes. The client is responsible for ensuring that the drawing is used in accordance with the relevant building regulations and other applicable laws. The architect is not responsible for any errors or omissions in this drawing. The drawing is the property of the architect and should not be reproduced or distributed without the architect's written consent.



1 Planning West Elevation - Rear
1:100



4 Planning East Elevation - Rear
1:100



3 Planning South Elevation (Courtyard)
1:100



2 Planning South Elevation
1:100

Rev	Date	By	Description
01	10/01/2024	SGP	Issue for RFP
02	10/01/2024	SGP	Issue for RFP
03	10/01/2024	SGP	Issue for RFP
04	10/01/2024	SGP	Issue for RFP
05	10/01/2024	SGP	Issue for RFP
06	10/01/2024	SGP	Issue for RFP
07	10/01/2024	SGP	Issue for RFP
08	10/01/2024	SGP	Issue for RFP
09	10/01/2024	SGP	Issue for RFP
10	10/01/2024	SGP	Issue for RFP
11	10/01/2024	SGP	Issue for RFP
12	10/01/2024	SGP	Issue for RFP
13	10/01/2024	SGP	Issue for RFP
14	10/01/2024	SGP	Issue for RFP
15	10/01/2024	SGP	Issue for RFP
16	10/01/2024	SGP	Issue for RFP
17	10/01/2024	SGP	Issue for RFP
18	10/01/2024	SGP	Issue for RFP
19	10/01/2024	SGP	Issue for RFP
20	10/01/2024	SGP	Issue for RFP
21	10/01/2024	SGP	Issue for RFP
22	10/01/2024	SGP	Issue for RFP
23	10/01/2024	SGP	Issue for RFP
24	10/01/2024	SGP	Issue for RFP
25	10/01/2024	SGP	Issue for RFP
26	10/01/2024	SGP	Issue for RFP
27	10/01/2024	SGP	Issue for RFP
28	10/01/2024	SGP	Issue for RFP
29	10/01/2024	SGP	Issue for RFP
30	10/01/2024	SGP	Issue for RFP
31	10/01/2024	SGP	Issue for RFP
32	10/01/2024	SGP	Issue for RFP
33	10/01/2024	SGP	Issue for RFP
34	10/01/2024	SGP	Issue for RFP
35	10/01/2024	SGP	Issue for RFP
36	10/01/2024	SGP	Issue for RFP
37	10/01/2024	SGP	Issue for RFP
38	10/01/2024	SGP	Issue for RFP
39	10/01/2024	SGP	Issue for RFP
40	10/01/2024	SGP	Issue for RFP
41	10/01/2024	SGP	Issue for RFP
42	10/01/2024	SGP	Issue for RFP
43	10/01/2024	SGP	Issue for RFP
44	10/01/2024	SGP	Issue for RFP
45	10/01/2024	SGP	Issue for RFP
46	10/01/2024	SGP	Issue for RFP
47	10/01/2024	SGP	Issue for RFP
48	10/01/2024	SGP	Issue for RFP
49	10/01/2024	SGP	Issue for RFP
50	10/01/2024	SGP	Issue for RFP
51	10/01/2024	SGP	Issue for RFP
52	10/01/2024	SGP	Issue for RFP
53	10/01/2024	SGP	Issue for RFP
54	10/01/2024	SGP	Issue for RFP
55	10/01/2024	SGP	Issue for RFP
56	10/01/2024	SGP	Issue for RFP
57	10/01/2024	SGP	Issue for RFP
58	10/01/2024	SGP	Issue for RFP
59	10/01/2024	SGP	Issue for RFP
60	10/01/2024	SGP	Issue for RFP
61	10/01/2024	SGP	Issue for RFP
62	10/01/2024	SGP	Issue for RFP
63	10/01/2024	SGP	Issue for RFP
64	10/01/2024	SGP	Issue for RFP
65	10/01/2024	SGP	Issue for RFP
66	10/01/2024	SGP	Issue for RFP
67	10/01/2024	SGP	Issue for RFP
68	10/01/2024	SGP	Issue for RFP
69	10/01/2024	SGP	Issue for RFP
70	10/01/2024	SGP	Issue for RFP
71	10/01/2024	SGP	Issue for RFP
72	10/01/2024	SGP	Issue for RFP
73	10/01/2024	SGP	Issue for RFP
74	10/01/2024	SGP	Issue for RFP
75	10/01/2024	SGP	Issue for RFP
76	10/01/2024	SGP	Issue for RFP
77	10/01/2024	SGP	Issue for RFP
78	10/01/2024	SGP	Issue for RFP
79	10/01/2024	SGP	Issue for RFP
80	10/01/2024	SGP	Issue for RFP
81	10/01/2024	SGP	Issue for RFP
82	10/01/2024	SGP	Issue for RFP
83	10/01/2024	SGP	Issue for RFP
84	10/01/2024	SGP	Issue for RFP
85	10/01/2024	SGP	Issue for RFP
86	10/01/2024	SGP	Issue for RFP
87	10/01/2024	SGP	Issue for RFP
88	10/01/2024	SGP	Issue for RFP
89	10/01/2024	SGP	Issue for RFP
90	10/01/2024	SGP	Issue for RFP
91	10/01/2024	SGP	Issue for RFP
92	10/01/2024	SGP	Issue for RFP
93	10/01/2024	SGP	Issue for RFP
94	10/01/2024	SGP	Issue for RFP
95	10/01/2024	SGP	Issue for RFP
96	10/01/2024	SGP	Issue for RFP
97	10/01/2024	SGP	Issue for RFP
98	10/01/2024	SGP	Issue for RFP
99	10/01/2024	SGP	Issue for RFP
100	10/01/2024	SGP	Issue for RFP

Elevation Material Schedule	
1	Render - Portland Cement Finish: Smooth Colour: M10000
2	Block - Terra Finish: Adobe Blend Colour: M10000
3	Block A - Terracotta Finish: Smooth Colour: M10000
4	Block B - Terracotta Finish: Smooth Colour: M10000
5	Block C - Terracotta Finish: Smooth Colour: M10000
6	Block D - Terracotta Finish: Smooth Colour: M10000
7	Brick - Red Finish: Smooth Colour: M10000
8	Clay tile - Grey Finish: Smooth Colour: M10000
9	Aluminium FFP Finish: Smooth Colour: M10000
10	UPVC Finish: Smooth Colour: M10000
11	UPVC Finish: Smooth Colour: M10000
12	UPVC Finish: Smooth Colour: M10000
13	UPVC Finish: Smooth Colour: M10000
14	UPVC Finish: Smooth Colour: M10000
15	UPVC Finish: Smooth Colour: M10000
16	UPVC Finish: Smooth Colour: M10000
17	UPVC Finish: Smooth Colour: M10000
18	UPVC Finish: Smooth Colour: M10000
19	UPVC Finish: Smooth Colour: M10000
20	UPVC Finish: Smooth Colour: M10000
21	UPVC Finish: Smooth Colour: M10000
22	UPVC Finish: Smooth Colour: M10000
23	UPVC Finish: Smooth Colour: M10000
24	UPVC Finish: Smooth Colour: M10000
25	UPVC Finish: Smooth Colour: M10000
26	UPVC Finish: Smooth Colour: M10000
27	UPVC Finish: Smooth Colour: M10000
28	UPVC Finish: Smooth Colour: M10000
29	UPVC Finish: Smooth Colour: M10000
30	UPVC Finish: Smooth Colour: M10000
31	UPVC Finish: Smooth Colour: M10000
32	UPVC Finish: Smooth Colour: M10000
33	UPVC Finish: Smooth Colour: M10000
34	UPVC Finish: Smooth Colour: M10000
35	UPVC Finish: Smooth Colour: M10000
36	UPVC Finish: Smooth Colour: M10000
37	UPVC Finish: Smooth Colour: M10000
38	UPVC Finish: Smooth Colour: M10000
39	UPVC Finish: Smooth Colour: M10000
40	UPVC Finish: Smooth Colour: M10000
41	UPVC Finish: Smooth Colour: M10000
42	UPVC Finish: Smooth Colour: M10000
43	UPVC Finish: Smooth Colour: M10000
44	UPVC Finish: Smooth Colour: M10000
45	UPVC Finish: Smooth Colour: M10000
46	UPVC Finish: Smooth Colour: M10000
47	UPVC Finish: Smooth Colour: M10000
48	UPVC Finish: Smooth Colour: M10000
49	UPVC Finish: Smooth Colour: M10000
50	UPVC Finish: Smooth Colour: M10000
51	UPVC Finish: Smooth Colour: M10000
52	UPVC Finish: Smooth Colour: M10000
53	UPVC Finish: Smooth Colour: M10000
54	UPVC Finish: Smooth Colour: M10000
55	UPVC Finish: Smooth Colour: M10000
56	UPVC Finish: Smooth Colour: M10000
57	UPVC Finish: Smooth Colour: M10000
58	UPVC Finish: Smooth Colour: M10000
59	UPVC Finish: Smooth Colour: M10000
60	UPVC Finish: Smooth Colour: M10000
61	UPVC Finish: Smooth Colour: M10000
62	UPVC Finish: Smooth Colour: M10000
63	UPVC Finish: Smooth Colour: M10000
64	UPVC Finish: Smooth Colour: M10000
65	UPVC Finish: Smooth Colour: M10000
66	UPVC Finish: Smooth Colour: M10000
67	UPVC Finish: Smooth Colour: M10000
68	UPVC Finish: Smooth Colour: M10000
69	UPVC Finish: Smooth Colour: M10000
70	UPVC Finish: Smooth Colour: M10000
71	UPVC Finish: Smooth Colour: M10000
72	UPVC Finish: Smooth Colour: M10000
73	UPVC Finish: Smooth Colour: M10000
74	UPVC Finish: Smooth Colour: M10000
75	UPVC Finish: Smooth Colour: M10000
76	UPVC Finish: Smooth Colour: M10000
77	UPVC Finish: Smooth Colour: M10000
78	UPVC Finish: Smooth Colour: M10000
79	UPVC Finish: Smooth Colour: M10000
80	UPVC Finish: Smooth Colour: M10000
81	UPVC Finish: Smooth Colour: M10000
82	UPVC Finish: Smooth Colour: M10000
83	UPVC Finish: Smooth Colour: M10000
84	UPVC Finish: Smooth Colour: M10000
85	UPVC Finish: Smooth Colour: M10000
86	UPVC Finish: Smooth Colour: M10000
87	UPVC Finish: Smooth Colour: M10000
88	UPVC Finish: Smooth Colour: M10000
89	UPVC Finish: Smooth Colour: M10000
90	UPVC Finish: Smooth Colour: M10000
91	UPVC Finish: Smooth Colour: M10000
92	UPVC Finish: Smooth Colour: M10000
93	UPVC Finish: Smooth Colour: M10000
94	UPVC Finish: Smooth Colour: M10000
95	UPVC Finish: Smooth Colour: M10000
96	UPVC Finish: Smooth Colour: M10000
97	UPVC Finish: Smooth Colour: M10000
98	UPVC Finish: Smooth Colour: M10000
99	UPVC Finish: Smooth Colour: M10000
100	UPVC Finish: Smooth Colour: M10000

ACHESON

SGP

Architects + Masterplanners

15th Floor
24 Smith Way
Grove Park
Bromley
London SE18 1SD

T +44 (0)181 247 0887

www.stebergergs.com

Creative Team: Castle
Project Team: Block B
Project Name: Block B

Client Name: Block B - (Elevations) (Cajon)

Client Logo: [Logo]

Date: 02

SGP File Ref: 18-003-SGP-B4-XS-OR-A-131331

18-003-SGP-B4-XS-OR-A-131331



This document is based on the information provided by the client. It is not intended to be a contract. It is subject to the terms and conditions of the client's contract. It is not intended to be a contract. It is subject to the terms and conditions of the client's contract. It is not intended to be a contract. It is subject to the terms and conditions of the client's contract.

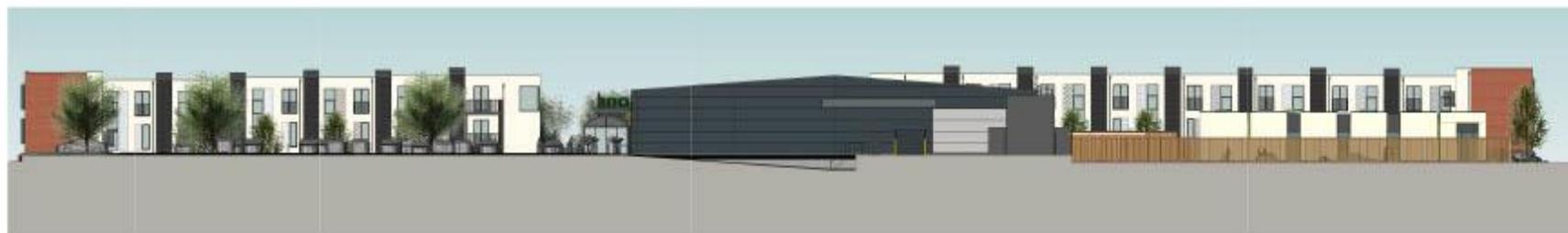
No.	Code	No.	Description
01	0101	01	Structural
02	0201	02	Architectural
03	0301	03	MEP
04	0401	04	Site



Site Section 3
1 : 200



Site Section 2
1 : 200



Site Section 1
1 : 200

SGP

Architects + Masterplanners

Market House
De Wiche Way
Grove Park
Cradle
Leicester LE18 1BX

T: +44 (0)1533 652 052

www.sgp-architecture.co.uk

Drawn by
GEM

Drawing Name
Site Sections

Drawing No. 1000000

Date 03

SGP File Path: \\SGP\2022\1000000.dwg

1:200 (2000) 20' 0" 1:500 (500) 50' 0" 1:1000 (1000) 100' 0"

Drawing Scale:

11-200-SGP-SITE-XX-DR-A-131201

11/20/2021 10:00:00 AM



The drawings are the property of SGP Architects + Masterplanners. They are to be used for the project for which they were prepared. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SGP Architects + Masterplanners. All rights reserved.

FOR SALE **Mixed Development Site**

Phase B, Cranbrook Town Centre, Tillhouse Lane, Cranbrook, Nr Exeter



Contact:

Mark Beskeen BSc (Hons) MRICS

Senior Surveyor

T: 01392 251171

E: mark.beskeen@brutonknowles.co.uk

Exeter office:

17 Barnfield Road

Exeter

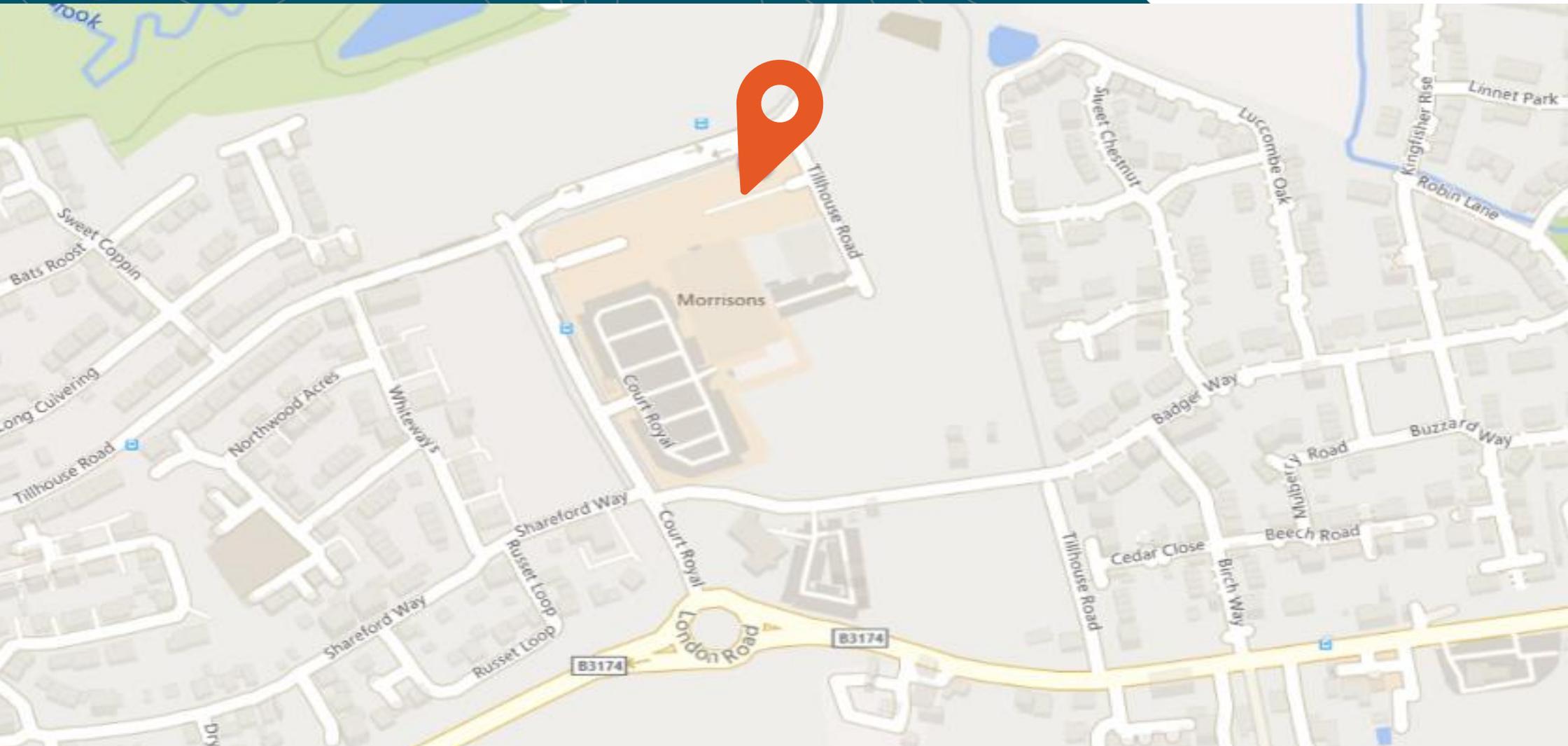
EX1 1RR



FOR SALE

what3words [blast.disco.episodes](https://www.what3words.com)

Phase B, Cranbrook Town Centre, Tillhouse Lane, Cranbrook, Nr Exeter



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale | Code 12196

brutonknowles.co.uk