

An aerial photograph showing a large green field at the top, a wooded area with yellowing trees in the middle, and industrial buildings and residential houses at the bottom. A road runs along the top of the wooded area.

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**

**£195,000**

Land At The East Of Harepath Road Industrial Site, Harepath Road, Seaton,  
Devon, EX12 2WH

0.73 Acres  
(0.30 Hectares)



# Summary

- Potential commercial development site
- Approx. 0.73 acres (0.3 ha)
- Designated employment use subject to planning
- Other occupiers in the vicinity include Lyme Bay Auctions, Devon Appliances and RPM Motor Services
- Established commercial location
- Rare freehold availability in Seaton
- Immediately available

## Location:

The property is located in Seaton, East Devon along the Jurassic Coast UNESCO World Heritage Site. It is known for its natural beauty and mile long shingle beach, sea wall promenade and small harbour at the River Exe estuary.

The town is located between Axmouth and Beer facing Lyme Bay, approx. 28 miles from Exeter and approx. 9 miles from Sidmouth.

There are regular Stagecoach bus services available which connect Seaton to Exeter via Sidmouth and Sidford whilst the nearest train station is Axminster Station approx. 5 miles away with hourly trains to London Waterloo.

## Description:

The property consist of a good sized potential commercial development site with access off Harepath Road to the North of Seaton. The property consists of surplus land towards the end of Harepath Road and maybe be suitable for a range of employment uses subject to planning.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	ha	acres
<b>Total</b>	0.30	0.73

## Services:

We understand that mains electricity and broadband connectivity is available and connected to the property. However these services have not been tested by the agents. Interested parties should make their own enquiries.

Regarding water and drainage connections, perspective purchasers should undertake their own enquiries with SouthWest Water.

## Planning:

The site is designated for employment uses. It is recommended that all applicants rely on their own planning enquires to East Devon District Council direct.

No retail use will be accepted other than trade counter operators.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The freehold of the property is available.

## Legal fees:

The purchaser is responsible for both parties reasonable legal fees in relation to this transaction.

## Money laundering:

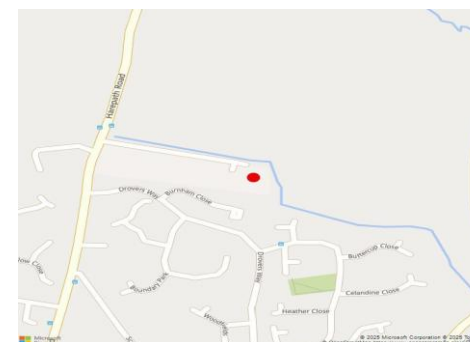
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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Plan provided for information  
and guidance only