

SUPERB COASTAL BUILDING PLOT

TORQUAY, DEVON

- Outline planning approval for substantial dwelling (P/2021/1272)
- Plot extends to c. 0.52ha / 1.28 acres
- Offers invited

View over part of the site showing coastal views

THE SITE – TQ1 4SQ

This is an opportunity to acquire a superb individual coastal building plot, extending to c. 0.52ha / 1.28 acres and with sea views. The plot benefits from outline planning permission for the construction of a new generously proportioned dwelling, with a footprint of up to 300sqm (3229sqft). As such, the Agents estimate that were a two storey dwelling approved at reserved matters stage, the resultant property could have a gross internal floor area of around 5000 - 6000sqft – allowing buyers the opportunity of building a truly magnificent coastal dwelling. The new property, once constructed, will benefit from established gardens comprising of a level lawned area and terraced gardens with a variety of mature shrubs and trees offering excellent privacy.

A previously approved planning application for the plot, ref. P/2018/1128, granted consent for a new six bedroomed property with a floor area of c. 3592sqft (plus garage of c. 504sqft). Although this consent has now expired, it provides interested parties an indication of what may be designed upon the site – CGI images of this dwelling are shown overleaf. This property was to be positioned on the western side of the site, in an elevated position taking advantage of a superb coastal outlook. Interested parties may also note that there is a single storey contemporary one bedroom dwelling on the site at present. Although the current planning approval requires this to be demolished prior to occupation of the new dwelling (as no more than one residential dwelling is permitted), possibilities may exist going forward for an application to be made allowing its use as an ancillary building such as an office/garden room/studio/pool house etc (subject to all requisite consents).

TORQUAY

The plot is set on the northern edge of Torquay, on the Teignmouth Road and close to Maidencombe. Torquay itself is a large seaside resort, in the heart of the English Riviera and within easy reach of main communication links, including the M5 via the recently opened South Devon Link Road (between Newton Abbot and Torbay) and A380, Exeter Airport (25 miles) which offers a wide range of scheduled and charter flights to destinations throughout the UK (inc. London City Airport), Europe and worldwide.

Torquay itself hosts an extensive sheltered marina with 440 secure moorings for boats up to 30m in length along with other leisure facilities including a theatre, cinemas, leisure centre and a range of tourist accommodation. The town has a large central shopping area around Union Street and a large out of town retail centre on the northern

outskirts of Torquay. Torquay also offers excellent schooling, such as the Ilsham Church of England Academy in Wellwood and Torquay Boys and Torbay Girls Grammar Schools.

PLANNING

Torbay Council granted planning permission (Ref. P/2021/1272) for the “Construction of a single dwelling with a footprint up to 300sqm and details of access, with all other matters reserved” at Little Priors, Teignmouth Road, Torquay TQ1 4SQ on the 1st September 2022. Copies of the planning consent, plans and associated documents are available to download from our website www.klp.land or can be emailed as part of a technical pack upon request.

UTILITIES

The existing dwelling on the site is currently served by mains drainage, mains water and mains electricity supplies. A mains gas supply exists in the road at the entrance to the plot. Interested parties are advised to speak to the relevant utility providers prior to making any offer to enquire in regard to suitable locations and capacity to serve a new dwelling.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300

METHOD OF SALE

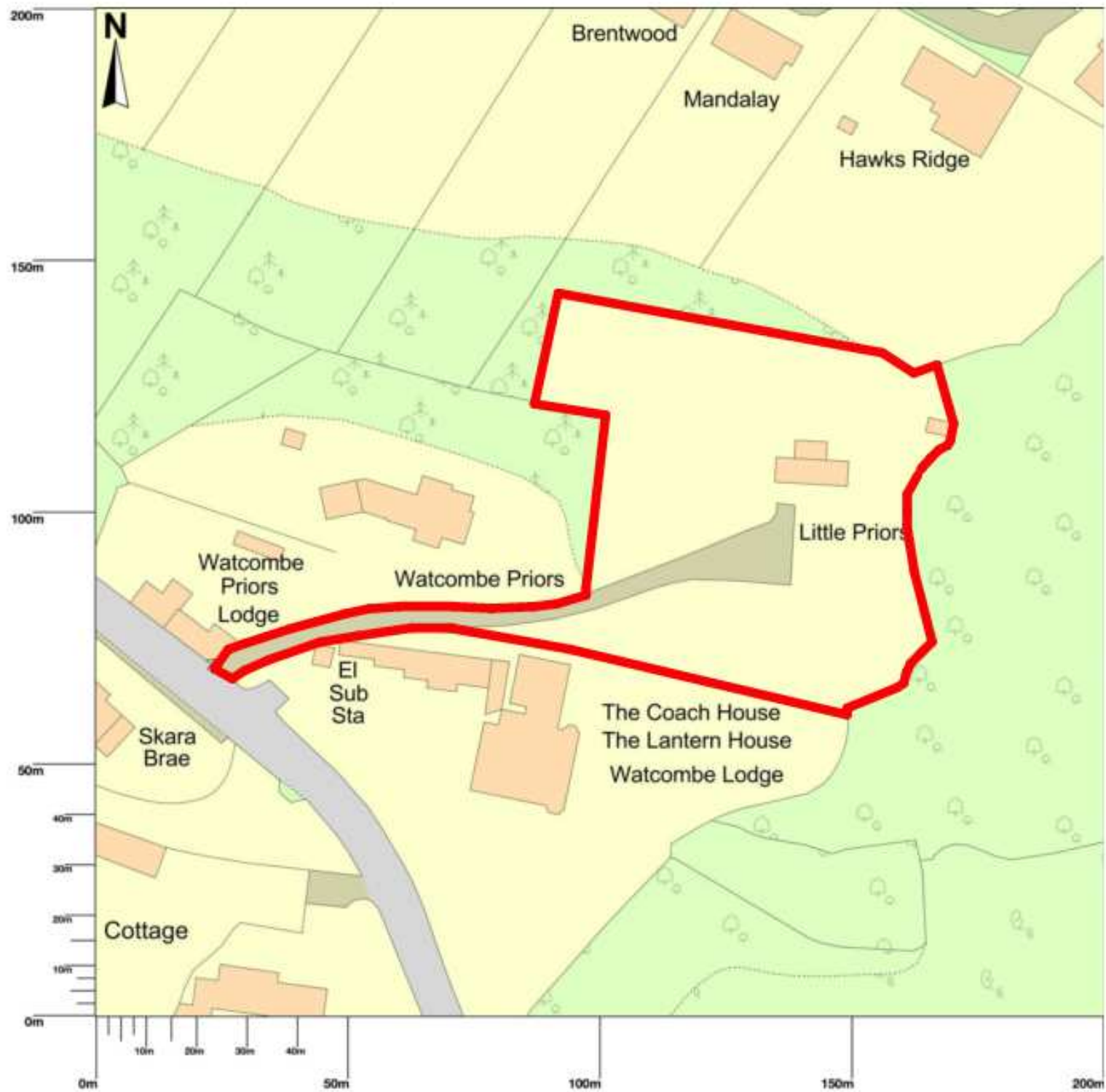
The freehold plot is for sale by private treaty with offers invited.

CONTACT



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View from existing dwelling over coast

