

SINGLE BUILDING PLOT WITH SUPERB COASTAL VIEWS

WHIDBORNE AVENUE, TORQUAY, TQ1 2PQ

- Reserved matters approval (P/2020/0136)
- One of Torbay's Premier Residential Locations
- Guide Price £410,000



View from the adjacent property next to the plot showing potential coastal outlook

THE PLOT - 42A WHIDBORNE AVENUE – TQ1 2PQ

KLP are delighted to offer to the market this superb single building plot, located in arguably one of Torbay's premier residential areas. Whidborne Avenue is set on the brow of the headland to the east of the town centre and just above Thatcher Avenue and Ilsham Marine Drive. The site was formerly occupied by one dwelling but planning consent was attained for the demolition of this property and construction of two new detached dwellings. The adjoining plot (No. 42) has recently been built and completed by the vendor.

The plot being offered for sale (No. 42A) offers reserved matters planning approval (P/2020/0136) for a new detached dwelling house –proposed on the approved plans as a substantial (c. 308sqm / 3315sqft exc. garage) four bedroom, two and half storey house. The new property will offer a private vehicular entrance, double garage, parking and good sized rear gardens as well as superb sea views and coastal outlook from the proposed upper floor balcony and master bedroom.

METHOD OF SALE

Offers are invited for this freehold plot at a price of £410,000

PLANNING

Torbay Council initially granted outline planning permission (Ref. P/2017/0260) on the 11th May 2017. A reserved matters application (Ref. P/2020/0136) was then approved on 4th September 2020 for "Reserved Matters application relating to outline application P/2017/0260. Matter for approval: (i) Layout, (ii) Appearance, (iii) Landscaping, (iv) Scale (Revised Scheme). Copies of the planning approvals and associated reports are available to download from our website or may be emailed upon request.

CIL & S106

There are no S106 payments associated with the approved consent (P/2017/0260). In addition, it is understood that CIL will not be applicable to the new dwelling given that the outline planning was approved prior (11th May 2017) to the adoption of CIL by Torbay Council on the 1st June 2017.

TORQUAY

Torquay is a large seaside resort, which along with Paignton and Brixham make up the Torbay conurbation on the South Devon coast, known as the English Riviera. It is within easy reach of main communication links, including the M5 via the 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. There are also Rail services available from the town's station with connections to Newton Abbot where main line services can be accessed. Torquay itself hosts an extensive sheltered marina with c. 440 secure moorings for boats up to 30m in length.

Torquay is a popular tourist resort with beaches and busy harbour. There are associated leisure facilities in the town including a theatre, cinemas, leisure centre and a range of tourist accommodation. The town has a large central shopping area around Union Street with a range of retail operators present. There is also a large out of town retail centre on the northern outskirts.

VIEWING

Please contact KLP to arrange to view the property.

CONTACT



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Ref: 367/AM

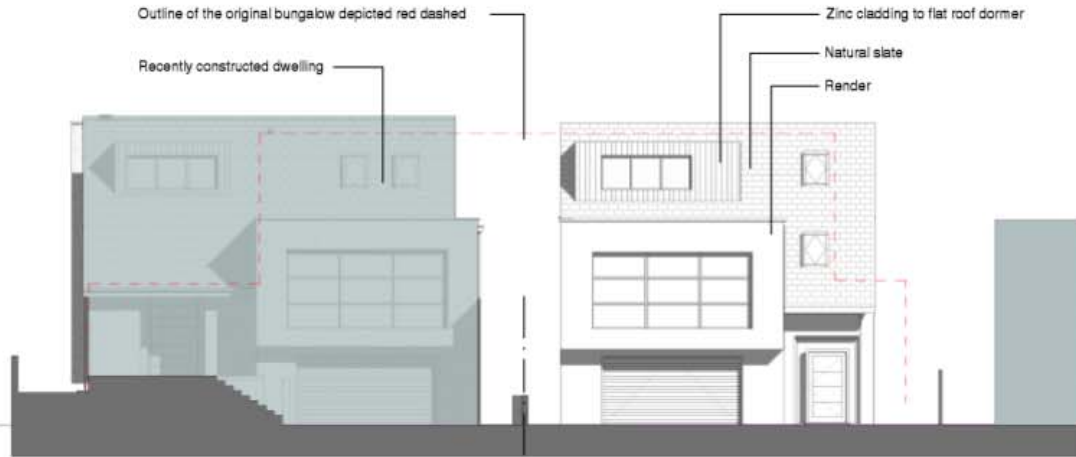
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



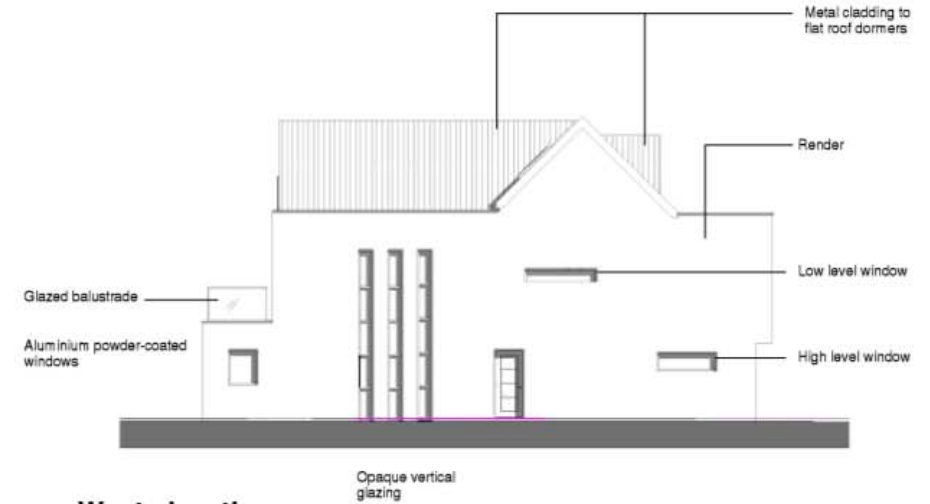
Perspective 01



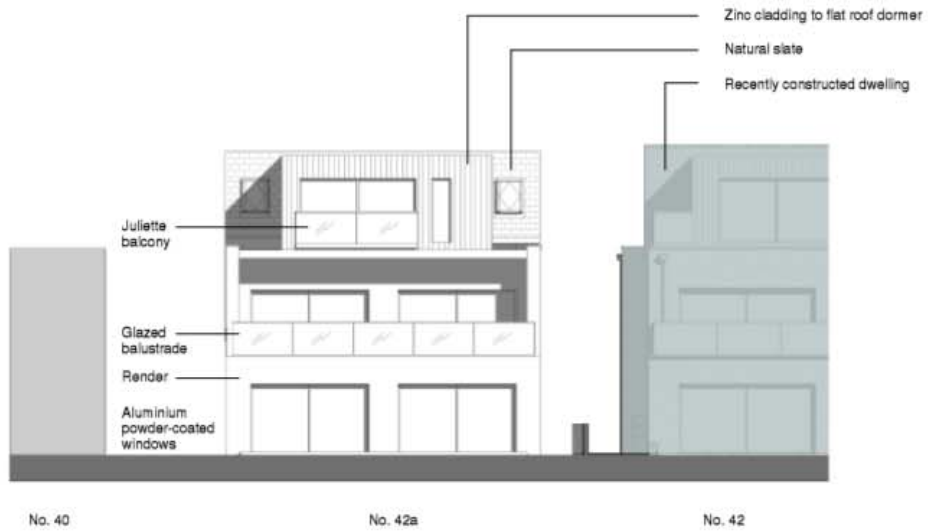
Perspective 02



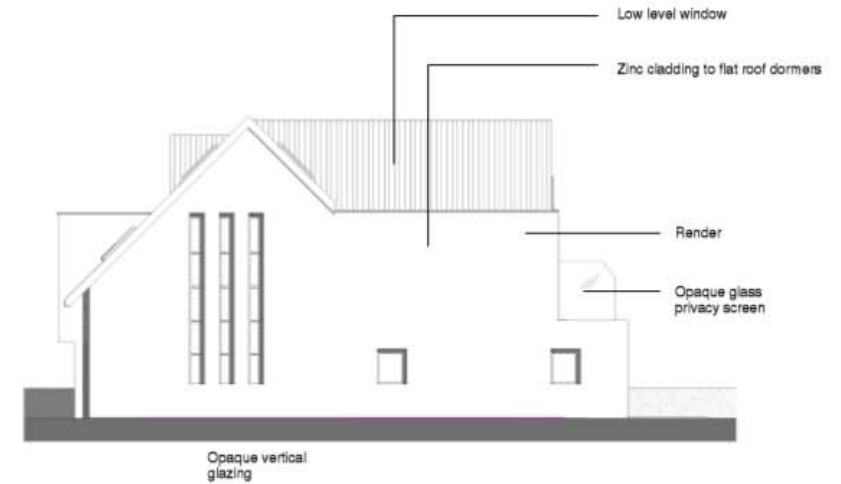
Front elevation
1 : 100



West elevation
1 : 100



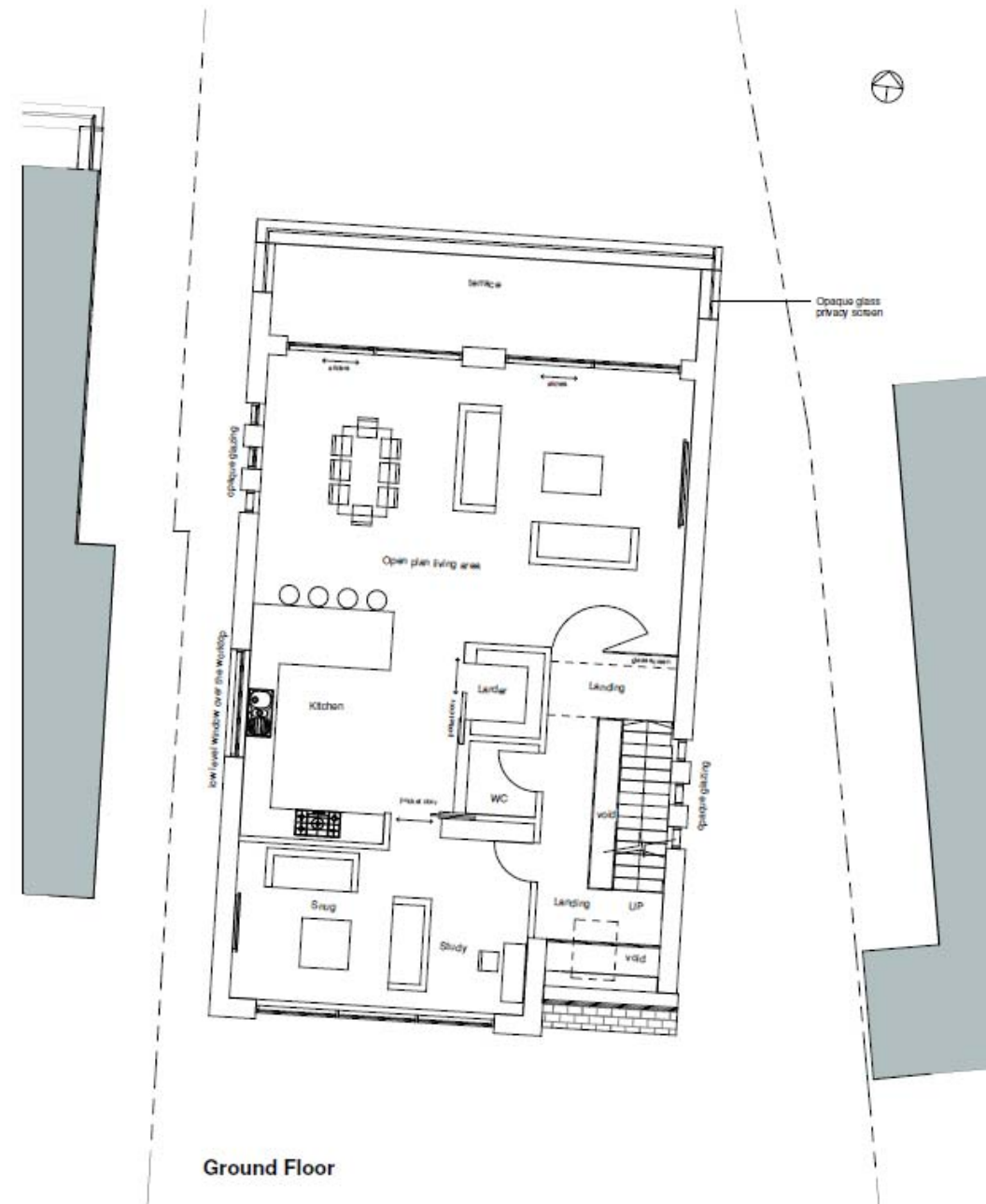
Rear elevation
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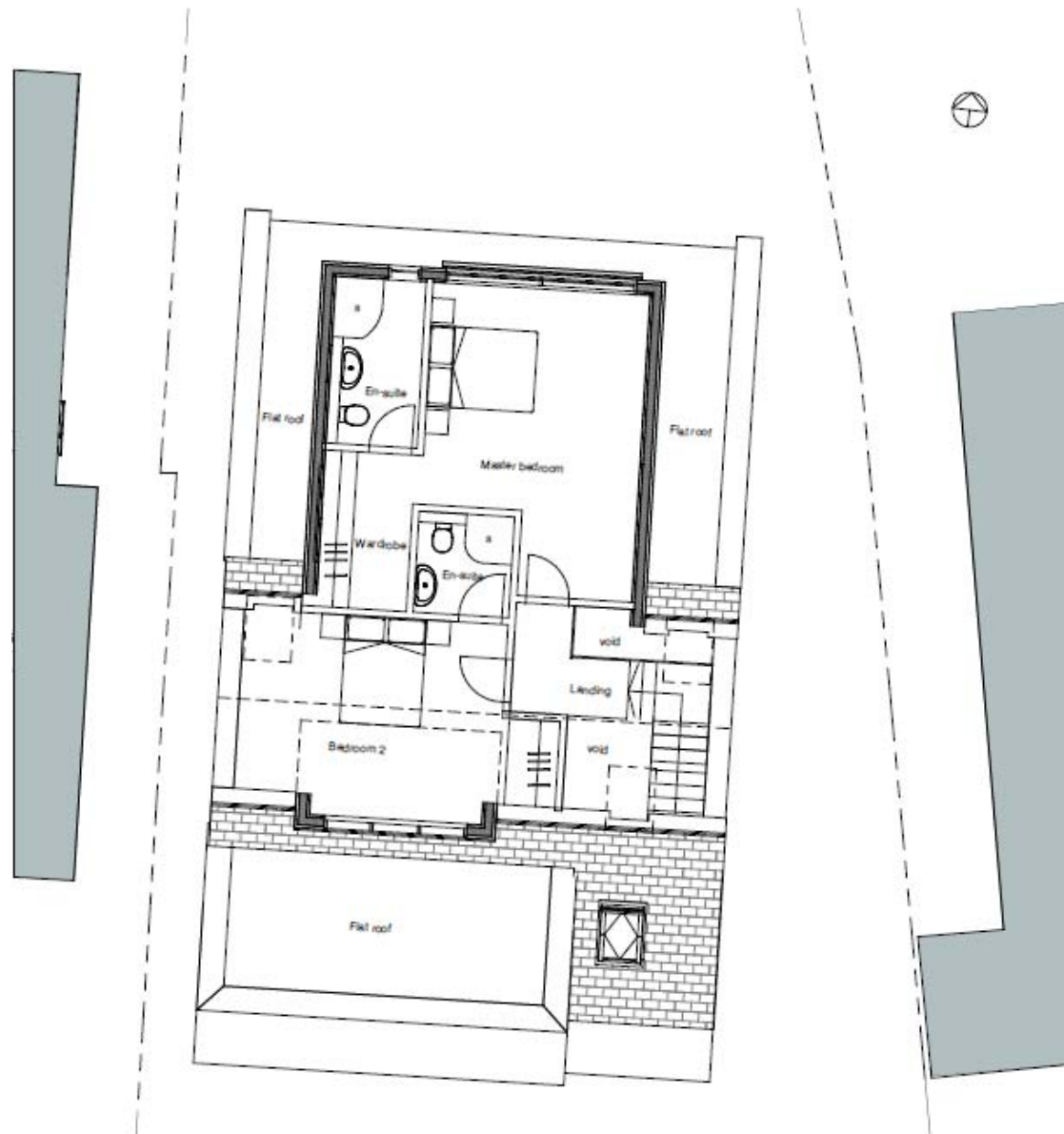
East elevation
1 : 100



Lower Ground Floor



Ground Floor



First Floor

Photos showing recently constructed property adjacent to plot

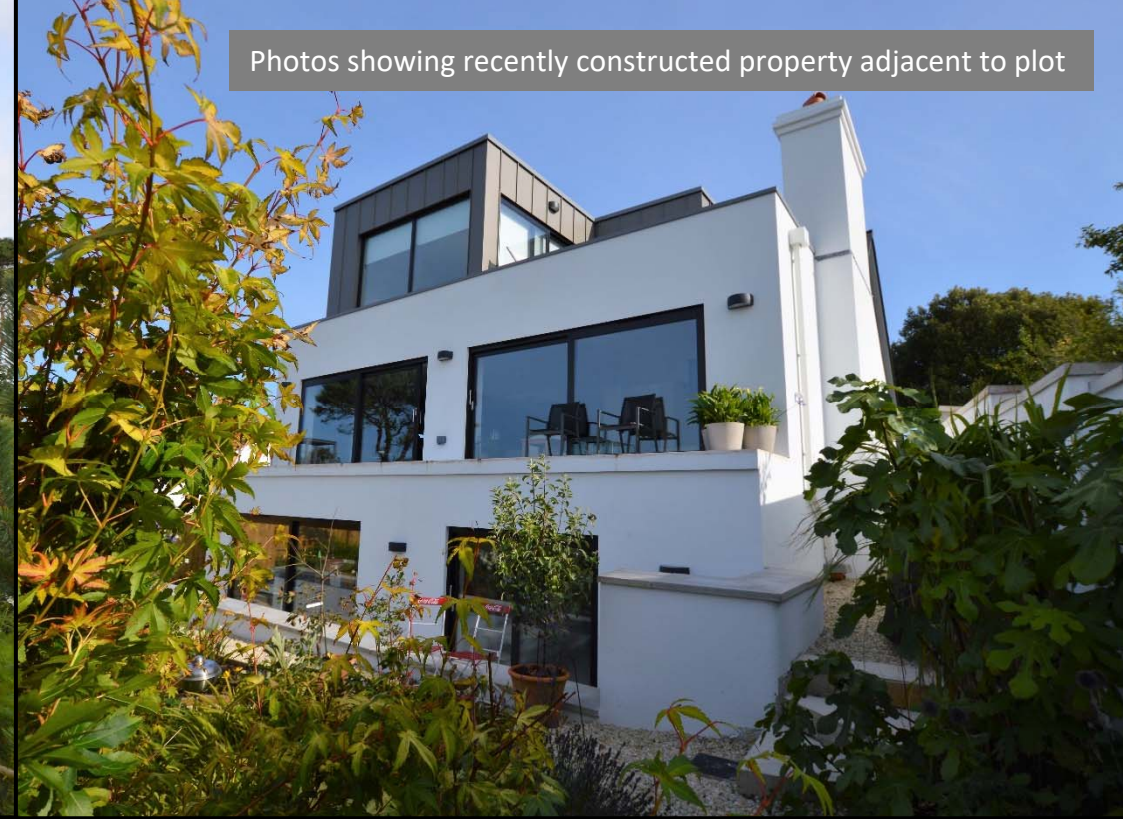


Photo showing the cleared plot for sale – inset image shows views from adjacent property (No 42) to the south

