

POTENTIAL BUILDING PLOT

EDGINSWELL CLOSE, TORQUAY, TQ2 7JA

- CORNER PLOT OF LAND IN RESIDENTIAL AREA
- LAND EXTENDS TO C. 445sqm (0.11 ACRES)
- GUIDE PRICE £30,000

EDGINSWELL CLOSE
PRIVATE ROAD

KLP
KITCHENER
LAND AND PLANNING

View from Edginswell Lane showing the land

THE SITE – TQ2 7JA

This corner plot of land extends to c. 445sqm (0.11 acres) and is situated on the corner of Edginswell Close and Edginswell Lane in Torquay. The land is currently vacant and the main section slopes upwards from north to south. It also comprises a section of land on the north of Edginswell Close. The vendor has previously sought planning approval for residential development of the plot, but has been refused. As such, the land is now offered for sale on an unconditional basis and without overage/uplift to appeal to those parties who may consider possibility exists for an alternative form of residential development on the plot or those seeking to acquire the land with a view to alternative uses or longer term potential.

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.

METHOD OF SALE

Offers are invited for this freehold land at a Guide Price of £30,000

PLANNING

Torbay Council refused planning application P/2019/0338 on 21st June 2019 on the basis that the proposed property by reason of its siting, size, scale and design being considered to form an incongruous feature to Edginswell Close. A planning appeal (ref. APP/X1165/W/19/3233829) upheld the Council's decision on 5th December 2019, although noted that the single storey form of the proposal 'would be in keeping with the character and appearance of the area'. Copies of the permission and associated documents are available to download from our website or may be emailed upon request.

VIEWING

Please contact KLP to arrange to view the property.

CONTACT

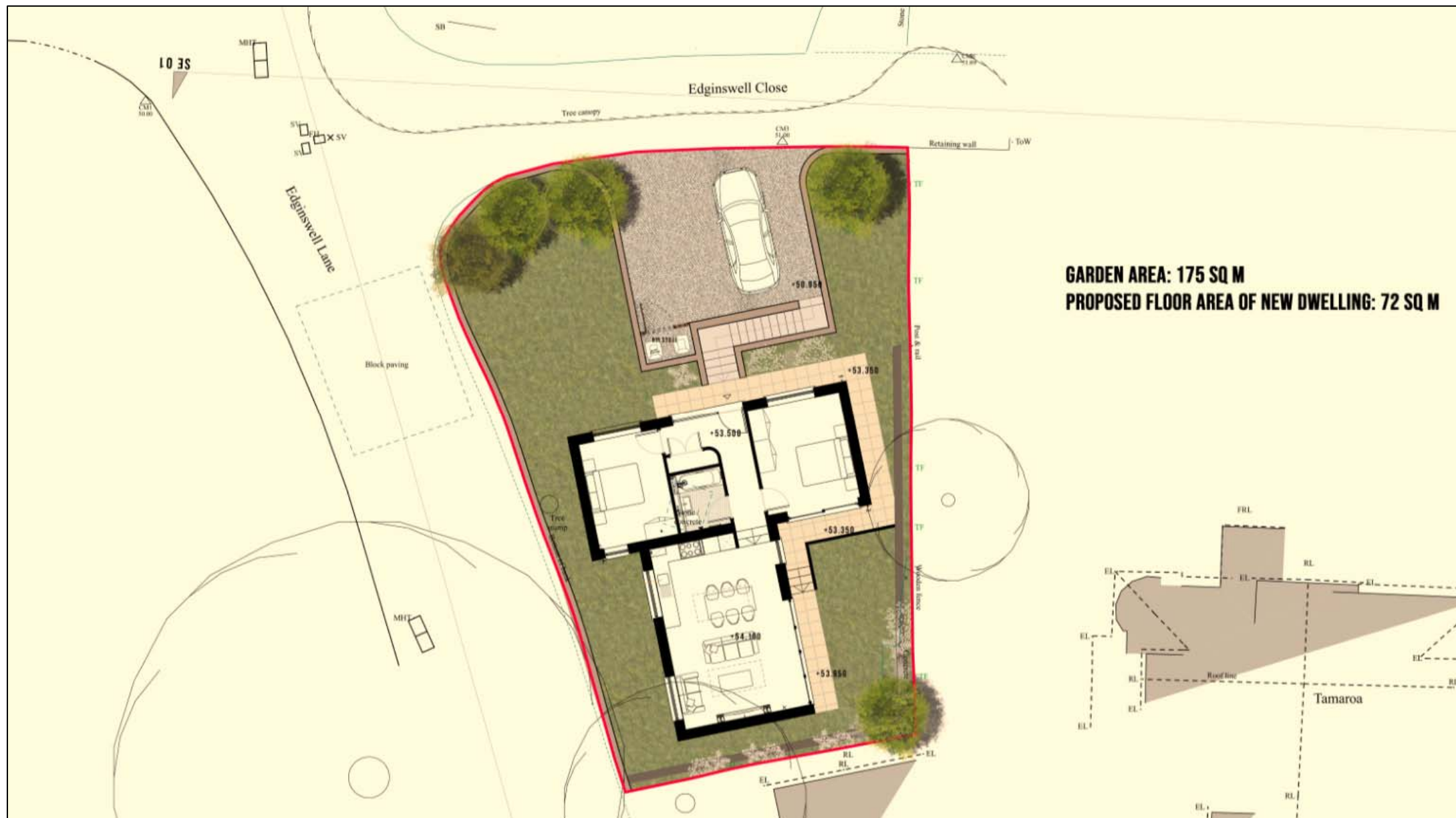


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Ref: 534/AM

Location Plan showing the land for sale outlined in red





Photos (from top left clockwise) showing northern boundary of land with Edginswell Close, view facing west from Edginswell Close showing the land, view from the land facing north west, view along western edge of land alongside Edginswell Lane.

