

# SUPERB LARGE PLOT FOR A NEW HOUSE

## SHORTON ROAD, PAIGNTON, TQ3 1RG



- Detailed Planning Permission Ref. P/2019/0019
- Approx. 0.17 ha (0.42 acres)
- Offers in the region of £225,000

## THE PLOT – TQ3 1RG

A fantastic opportunity to acquire a generously sized building plot with the benefit of full detailed planning permission (Ref.P/2019/0019) and Listed Building consent (Ref.P/2019/0020) for a large detached house with a gross internal floor area of approximately 416m<sup>2</sup> (4,478 sqft). It is situated within the curtilage of a Grade II Listed Building known as Shorton Manor.

The proposed house is a 3-storey contemporary dwelling, designed to take full advantage of the topography and nestle in this wonderful south facing valley plot. This large plot is relatively secluded and extends to approximately 0.17 hectares (0.42 acres).

The proposed dwelling would be accessed through the eastern boundary from Shorton Road. The proposal includes two covered parking spaces and a turning space, with an electric charging point in the car port and bicycle storage for two bicycles underneath the car port. The proposed pedestrian access from the parking area to the dwelling would be via a footpath and level link bridge.

The plot is well located being approximately a mile from the beach to the east and 1.5 miles from the town centre to the south. It also has swift access to the A380 at Marldon.

## PAIGNTON

Paignton is a seaside town on the coast of Tor Bay; together with Torquay and Brixham it forms the borough of Torbay which was created in 1998. The area is a holiday destination known as the English Riviera.

Comprehensive facilities for shopping, leisure, education and health are readily available within the Borough of Torbay. It has National rail links from its railway stations at Torquay and Paignton and has swift connections via the A380 to the National Motorway network (M5) on the outskirts of the cathedral city of Exeter. Exeter Airport also offers a range of scheduled and charter flights to destinations throughout the UK and Europe with connections to International flights.

## METHOD OF SALE

Offers are invited in the region of £225,000 for this freehold plot.

## SERVICES

We are informed that mains water, electricity and gas are available in Shorton Road and mains drainage options are shown on the drainage strategy plans that accompanied the planning application. Interested parties should make and rely upon their own enquiries of the relevant services providers.

## PLANNING

Torbay District Council granted full detailed planning permission (Ref:P/2019/0019) for the construction of a single detached dwelling within the curtilage of a listed building at Land north of Shorton Manor, Shorton Road, Paignton, on 21<sup>st</sup> August 2019. Listed Building Consent was also granted (Ref:P/2019/0020) on 13<sup>th</sup> August 2019. Conditions Nos. 1 & 7 have been fully discharged on 21<sup>st</sup> October 2019 & 14<sup>th</sup> January 2020. Please note that CIL will be liable on this development, however, there is an exemption for self-builders – please see the Council's website.

Copies of the plans and planning permissions are held on file by the agents or can be viewed on Torbay District Council's website using the planning references above.

## VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

## CONTACT



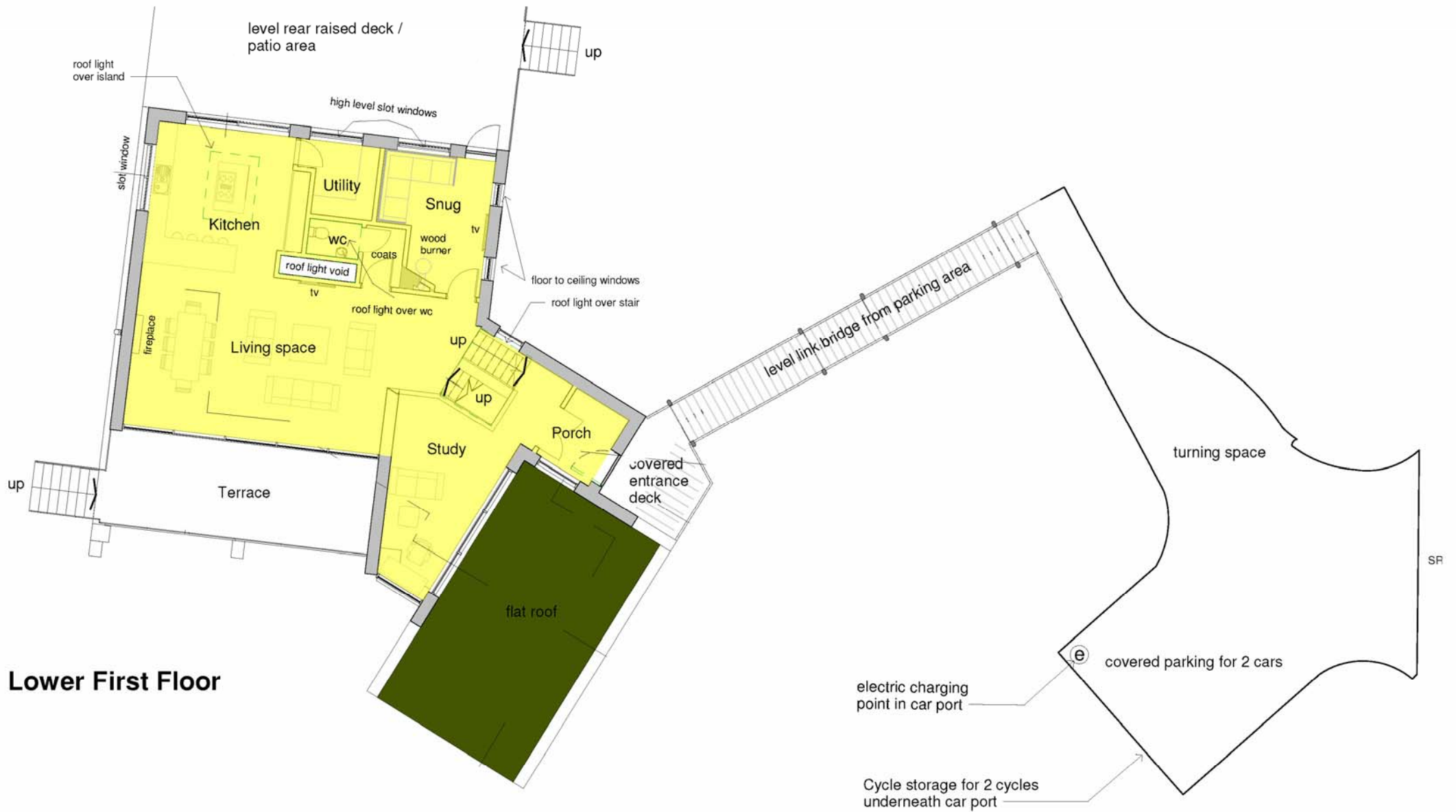
Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [philip@klp.land](mailto:philip@klp.land)  
Tel. 07866 522910

**Ref: 565/PT**

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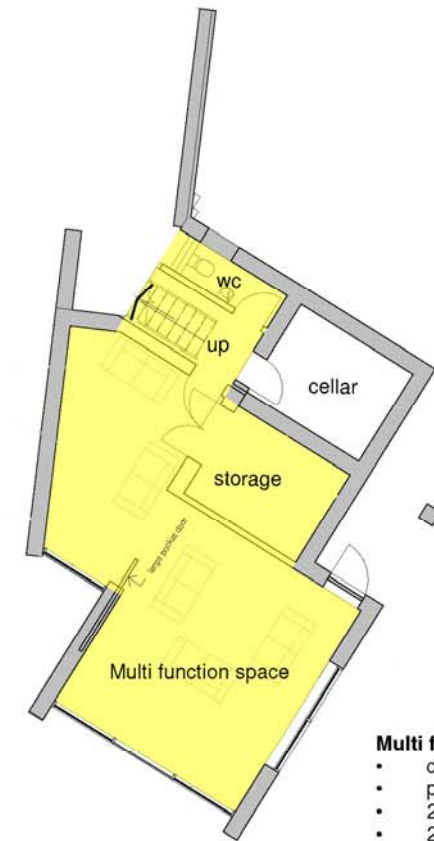
## Proposed Upper Floor & Parking Area Plan (not to scale)



## Proposed Ground & Lower Ground Floor Plans (not to scale)



Ground Floor



- Multi function space :**
- cinema
  - play/games room
  - 2nd lounge
  - 2nd study area
  - storage area for furniture etc

Lower Ground Floor

## OS Location Plan (not to scale)



**Proposed South Elevation Plan (not to scale)**



**SOUTH ELEVATION**





View across the plot looking south east