

DEVELOPMENT SITE FOR 5 DWELLINGS MONTSERRAT RISE, TORQUAY, TQ2 7GP



- Detailed Planning Permissions
- Ref.P/2019/1197 & P/2020/1095 & Ref.P/2021/0600
- Offers invited in the region of £700,000



View from the lower end of the site looking south over 5 new dwellings below

THE SITE – TQ2 7GP

An opportunity to acquire a development site for 5 dwellings situated on the northern edge of Torquay and at the end of a recent development, with the proposed dwellings accessed off a private driveway linked to Montserrat Rise. The site is located in an elevated setting and benefits from far-reaching views across Torquay.

Plots 1, 2, 3 & 4 have already been approved (Planning Refs. P/2019/1197 & P/2020/1095), and a recent application (Ref.P/2021/0600) to amend the positions of plots 3 & 4 slightly to accommodate an additional dwelling was approved on 19th August 2021. Plots 1, 2 & 3 are 2-storey, 4 bedroom houses with a gross internal floor area of approximately 134.5sqm (1,448sqft) plus integral single garage. Plots 4 & 5 are bungalows with a gross internal floor area of approximately 92.89sqm (1,000sqft) plus single garages.

The site extends to approximately 0.35 ha (0.86 acres).

AGENTS NOTE

The approved turning head illustrated on the proposed site layout plans at the end of Montserrat Rise before entering the development site, has to be provided as part of the planning permissions for these plots.

TORQUAY

Torquay, 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, Exeter Airport (25 miles) and there are also main-line rail services available from the town's station. Torquay itself hosts an extensive sheltered marina with c. 440 secure moorings for boats. It 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.

SERVICES

We understand that mains electricity, gas and water connections are readily available nearby and connections for foul and surface water connection points will be available on site. Detailed services information will be available from the agents in due course.

METHOD OF SALE

Conditional (subject to planning) and unconditional offers are invited in the region of £700,000 for the freehold site.

PLANNING

Torbay Council granted full detailed planning permission (Ref. P2019/1197 and P/2020/1095) for the erection of 4 dwellings on plots 1, 2, 3 & 4, formation of a garage for plot 4, and a turning head connecting to the existing road on land east of Montserrat Rise, Torquay, TQ2 7GP on 17th February 2020 and 9th February 2021 respectively. A subsequent planning application (Ref.P/2021/0600) for 3 dwellings on the site of Plots 3 & 4, was granted planning permission on 19th August 2021.

Copies of the plans and planning permission are held on file by the agents or can be viewed on Torbay Council's website using the planning references above. Community Infrastructure Levy (CIL) is **NOT** liable on this development.

VIEWING

Please contact KLP or Absolute Sales & Lettings Torquay to arrange a viewing.

CONTACT



Philip Taverner at KLP on Tel. 07866 522910
or Email: philip@klp.land

Ref: 688/PT/R1



Absolute Sales & Lettings on 01803 890113
or torquay@movewithabsolute.co.uk

Proposed OS site layout plan for 5 plots scheme (not to scale)



0m 50m 100m
SCALE

Approved Site Layout Plan (not to scale)



Bramley Homes

Bramley Homes (South West) Limited
Meadowhays
Whitstone
Exeter EX4 2JL
Tel: 01392 811603

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF MONTSERRAT RISE
BARTON, TORQUAY

SITE PLAN

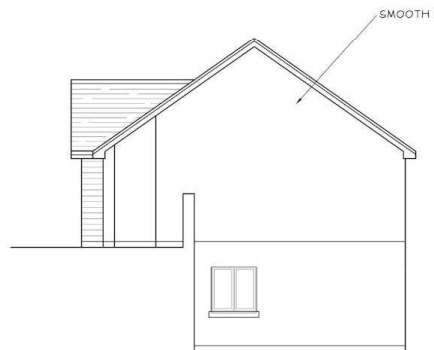
DATE MAY 2021 SCALE 1:200 (at A1)

DWG No: 24BH7000

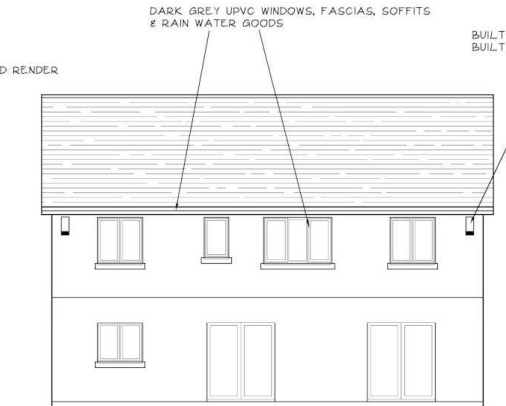
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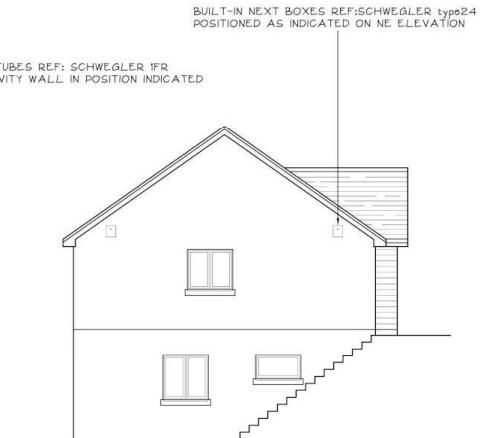
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

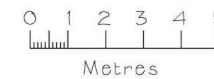
Approved Plans for Plot 3 (not to scale)



FIRST FLOOR (Entry Level)



GROUND FLOOR (Garden Level)



MATERIAL SPECIFICATION

Roof - Marley Modern Concrete Tiles - Grey
 Render - Smooth render finish painted with masonry paint - colour White - Plinth Black
 Doors & Windows - Dark Grey UPVC Double Glazed
 Horizontal Cedar Cladding - Natural timber colour
 Fascias, Soffits & Rain Water Goods - Dark Grey UPVC
 Window Cills - Smooth concrete painted Grey

Bramley Homes

Bramley Homes (South West) Limited
 Meadowhayes
 Exeter EX4 2JL
 Tel: 01392 811603

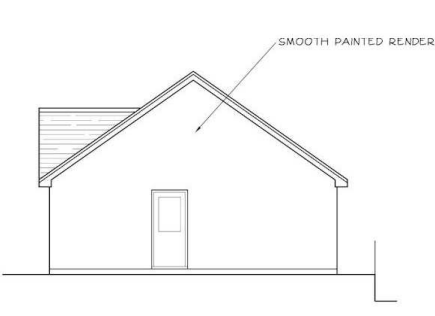
NOTE: REVISED DESIGN OF PREVIOUSLY APPROVED DWELLING AND GARAGE UNDER PLANNING REF:P/2019/0702

PLOT 3		
ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	7330 x 3725	24' 3" x 12' 3"
KITCHEN/BREAK	6275 x 3702 (2300mm)	22' 11" x 12' 2" (13'6"/mm)
BED 1	3550 x 3200	11' 0" x 10' 6"
BED 2	4500 x 2550	14' 3" x 8' 4"
BED 3	2500 x 2240	8' 3" x 7' 4"
BED 4	4330 x 3500	14' 3" x 11' 6"
GARAGE	6000 x 3300	19' 8" x 10' 10"
Dwelling Floor Area = 134.5m ² (1448 sq ft)		
Garage = 19.8m ² (213 sq ft)		
Total Floor Area = 154.3m ² (1661 sq ft)		

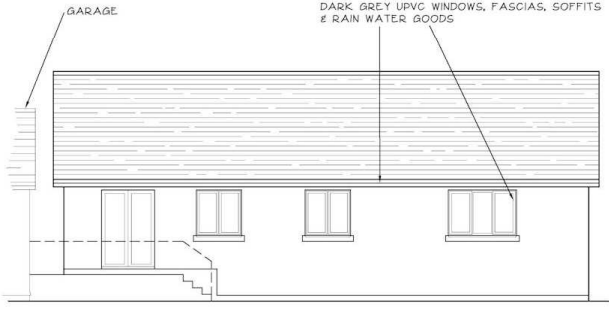
PROJECT	
PROPOSED RESIDENTIAL DEVELOPMENT LAND OFF MONTERRAT RISE BARTON, TORQUAY	
PLOT 3 PLANS AND ELEVATIONS	
DATE 2020	SCALE 1:100@A2
DRG No: 24BH4002	
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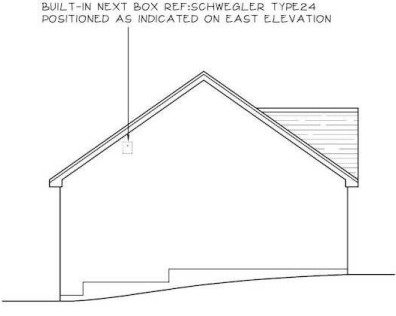
NORTH ELEVATION



WEST ELEVATION

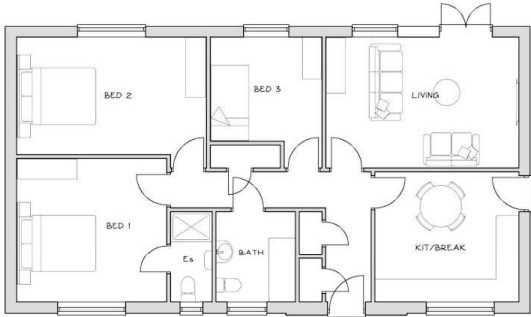


SOUTH ELEVATION



EAST ELEVATION

Approved Plans for Plots 4 & Plot 5 (not to scale)



GROUND FLOOR PLAN



PLOT 4		
ROOM	DIMS (mm)	DIMS (ft & inch)
LIVING	5100 x 3450	16' 3" x 11' 4"
KITCHEN/BREAK	3500 x 3450	12' 6" x 11' 4"
BED 1	3365 x 3500	13' 0" x 12' 6"
BED 2	3015 x 3100	10' 0" x 10' 2"
BED 3	2350 x 2750	7' 9" x 9' 1"
GARAGE	6000 x 6000	20' 0" x 20' 0"
Dwelling Floor Area = 32.63m ² (1000 sq ft)		
Garage = 40.6m ² (439 sq ft)		
Total Floor Area = 133.63m ² (1439 sq ft)		

MATERIAL SPECIFICATION

- Roof - Marley Modern Concrete Tiles - Grey
- Render - Smooth render finish painted with masonry paint - colour White - Plinth Black
- Doors & Windows - Dark Grey UPVC Double Glazed
- Horizontal Cedar Cladding - Natural timber colour
- FasCIAS, Soffits & Rain Water Goods - Dark Grey UPVC
- Window Cills - Smooth concrete painted Grey

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PROJECT	
PROPOSED RESIDENTIAL DEVELOPMENT LAND OFF MONTERRAT RISE BARTON, TORQUAY	
PLOT 4 PLAN AND ELEVATIONS	
DATE	SCALE
OCT 2020	1:100@A2
DRG No:	
24BH4003	
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Proposed CGI for Plot 5 (not to scale)





View of the site from the access road outside Plots 1 & 2 looking east



View from plot 5 looking south west towards access road