

DEVELOPMENT SITE FOR 20 DWELLINGS

WALL PARK ROAD, BRIXHAM, TQ5 9UE



- Resolution to grant Outline Planning Permission
- c. 1.35 acres / 0.55 ha



THE SITE – TQ5 9UE

This greenfield development site, which extends to c. 1.35 acres (0.55ha) is situated off Wall Park Road in Brixham, adjacent to Brixham AFC sports facility. The site benefits from a resolution to grant outline planning permission (subject to the completion of a S106 legal agreement) for the development of up to 20 new dwellings, with an illustrative scheme showing a mixture of 2, 3 and 4 bedroom houses of which 25% will be required to be affordable housing.

The site currently comprises two fields, divided by a fence line and both of which are approximately triangular in shape and laid to grass. Access to the new development will be gained from Pilgrim Close, and will provide a single combined pedestrian, cycle and vehicular route into the site.

BRIXHAM

The historic fishing town of Brixham is situated on the South Devon coast at the southern end of the sheltered Tor Bay. Brixham is a bustling harbour side town famous as a fishing port and is still home to one of the largest fishing fleets in the UK. The town has a long history and is famous for its Napoleonic connections, with the landing of William of Orange on the Quay in 1688. There is a very impressive marina, and many fine restaurants and the town has good connections via the A380 to the National Motorway network (M5) on the outskirts of the cathedral city of Exeter.

METHOD OF SALE & VAT

This freehold site is offered for sale by private treaty. Offers are to be subject to contract and conditional on the grant of outline planning approval ref. P/2024/0562. Please note the land is elected for VAT and therefore VAT will be payable on the purchase price.

SERVICES

All interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection and capacity of mains services.

PLANNING

Torbay Council have resolved to grant outline planning permission ref. P/2024/0562 for the erection of up to 20 dwellings, together with associated infrastructure, landscaping and access works (all matters reserved apart from access), subject to the completion of a S106 agreement. The draft S106 document proposes:

- NHS Contribution £621 per dwelling, index linked (capped at £12,419)
- Ecology £135 per dwelling, index linked (capped at £2,700)
- 25% Affordable Housing (Tenure as 2 x social rent, 2 x shared ownership and 1 x affordable rent)

Copies of the plans, planning permission, draft Section 106 legal agreement and other associated documents are available in a technical and planning pack from the agents upon request.

VIEWING

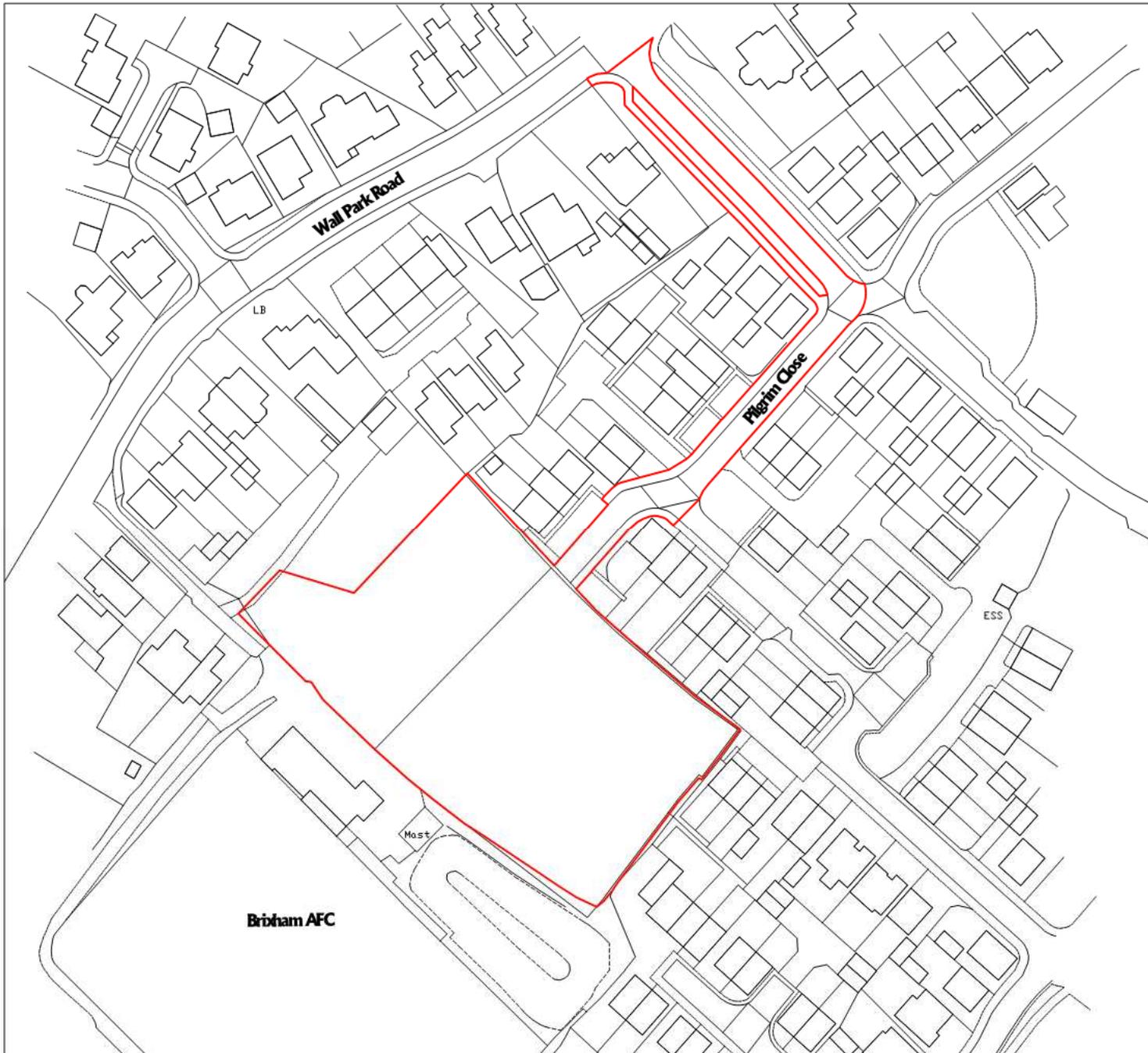
Please contact Alex Munday at KLP to arrange a viewing.
What3Words Location of access gate: ///shortage.apart.punks

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Site Location Plan (not to scale)



Illustrative Site Layout Plan (not to scale)





Aerial view of the site with approximate boundary outlined

