

DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR 9 DWELLINGS WATCOMBE, TORQUAY, DEVON

- Detailed planning approval for 9 new open market houses
- Site extends to c. 0.90 ha / 2.23 acres
- Offers invited in excess of £695,000

THE SITE – TQ1 4SH

This coastal development opportunity comprises of land extending to c. 0.90 ha / 2.23 acres positioned approximately 400m from Watcombe Beach and which benefits from detailed planning approval for the construction of 9 new contemporary detached homes. The land was historically parkland and woodland attached to the neighbouring Watcombe Hall with a boundary of c. 125m along the length of Watcombe Beach Road.

Detailed planning approval has been obtained by the vendors for the construction of 9 new houses, each offering between 3 and 5 bedrooms and with floor areas ranging from 126sqm to 202sqm. A schedule of the proposed dwellings is shown below:

PLOT 1	3 bed w garage	126sqm
PLOT 2	4 bed w garage	168sqm
PLOT 3	3 bed w garage	126sqm
PLOT 4	4 / 5 bed w double garage	202sqm
PLOT 5	4 / 5 bed w double garage	202sqm
PLOT 6	4 / 5 bed w double garage	202sqm
PLOT 7	4 / 5 bed w double garage	202sqm
PLOT 8	3 bed w garage	126sqm
PLOT 9	4 bed w garage	171sqm

A new vehicle and pedestrian access road will be formed from Watcombe beach road to serve the new development. The new road is to be constructed to highways standards with a 2m wide footpath to one side and grass verge to the other.

Of note to interested parties will be the fact that prior to completion of a sale, the current vendors will undertake to discharge the remaining pre-commencement planning conditions and make a material start on site to commence the planning permission to the satisfaction of the local authority.

TORQUAY

The plot is set on the northern edge of Torquay, off the Teignmouth Road and close to Maidencombe. Torquay itself is a large seaside resort, in the heart of the English Riviera

and within easy reach of main communication links, including the M5 via the recently opened 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.

Torquay itself hosts an extensive sheltered marina with 440 secure moorings for boats up to 30m in length along with other leisure facilities including a theatre, cinemas, leisure centre and a range of tourist accommodation. The town has a large central shopping area around Union Street and a large out of town retail centre on the northern outskirts of Torquay. Torquay also offers excellent schooling, such as the Ilsham Church of England Academy in Wellswood and Torquay Boys and Torbay Girls Grammar Schools.

PLANNING

Torbay Council granted planning permission (Ref. P/2021/1373) for the “Construction of nine detached homes” on land adjacent to Watcombe Beach Road TQ1 4SH on the 20th October 2022. A non-material amendment application (Ref. P/2023/0805 was subsequently approved on 6th October 2023 for the revision of the routing of a pedestrian path to link to Teignmouth Road. Planning conditions No. 1 (Pedestrian Connection Design), 3 (CEMP), and 6 (LEMP) have all been discharged in full.

CIL & S106

Application ref. P/2021/1373 was approved in conjunction with a S106 notice relating to the construction of a pedestrian link between the development site and Watcombe Beach Road. There is also a CIL liability of £117,707.78 associated with the consented scheme.

Copies of the planning permission, plans and other associated documents are available to download from our website www.klp.land or can be emailed as part of a technical pack upon request.

UTILITIES

Interested parties are advised to speak to the relevant utility providers prior to making any offer to enquire in regard to suitable locations and capacity to serve the new dwellings.

VIEWING – STRICTLY BY APPOINTMENT ONLY

For an appointment please contact KLP on 01392 879300

What3Words Location - ///poppy.gums.keys

METHOD OF SALE

The freehold site is offered for sale by private treaty with offers invited in excess of £695,000. As set out above, offers are invited to be conditional upon the vendors discharging all pre-commencement conditions and making a material start on site, lawfully commencing the approved planning permission to the satisfaction of the local planning authority.

CONTACT



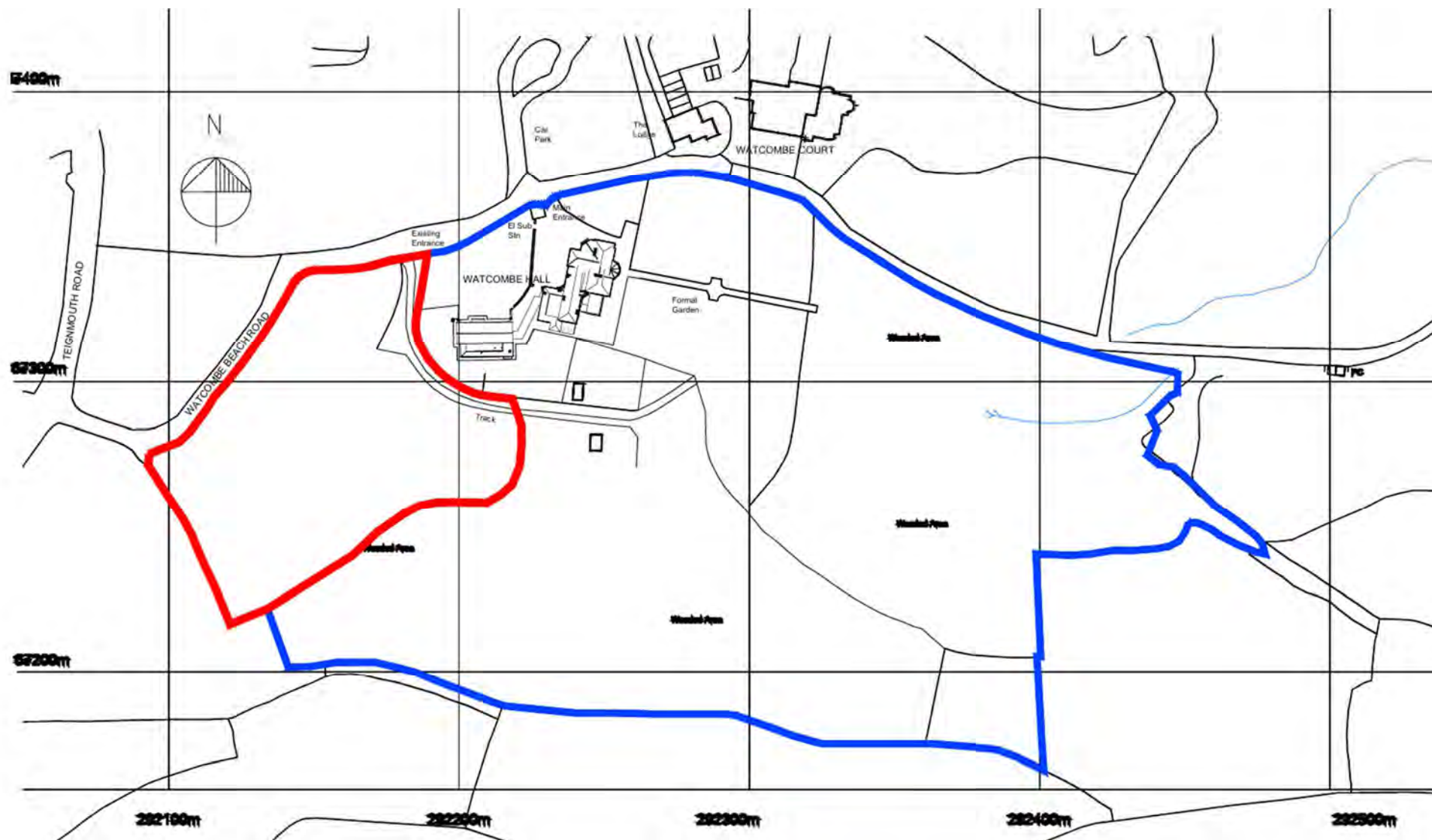
Newcourt Barton,
Clyst Road
Topsham, Exeter, EX3 0DB
Tel. 01392 879300
Email: alex@klp.land

REF:1057/R1/AM



Photo of Watcombe Beach

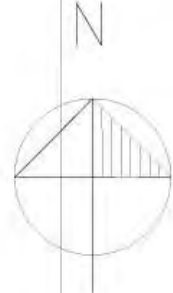
Site Location Plan with the approved site outlined in red



Aerial image showing
approximate site outlined



Approved site layout under application ref. P/2023/0805



WATCOMBE BEACH ROAD

No Dig path extended into site to link with path proposed as part of existing permission Levels to not exceed slope of 1:12

Proposed line of no dig path As drawing 763-A100-P1



- Existing road bank and hedge enhanced
- Culinar confinement system, no-dig permeable path
- Existing woodland managed & re-planted with native trees
- Managed native mixed scrub
- Managed wild flower and meadow grass
- New native hedge, species subject to ecological / arboricultural recommendations
- Meadow grass / flower rocks
- New pond located from other water courses. Pond managed to maintain water (fluctuating levels) at year end prevent weed / algae build up. Pond depth to vary from max 0.6m and to be planted with submerged, emergent and floating native plants to no more than 50% of the surface area. Surrounding fringes to be meadow grass and wildflower with trees located so that no more than 50% of the pond is in shade at any time.

No.	Description	Date

philipbailey
landscape architects
141-143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999

GENERAL: Do not scale drawings. Report any dimensional discrepancies

WATCOMBE PK

SITE LAYOUT

Project Ref:	763
Project Status:	PLANNING
Client:	KHP
Date:	Sept 23
Drawn by:	DJ
Checked by:	PB
A102	
Scale:	1:200
Format:	A1

© Philip Bailey, 2023. All rights reserved. This drawing is the property of Philip Bailey Architects Ltd and may not be used or reproduced in whole or in part without express written permission.



CGI's showing the proposed development



CGI showing one of the dwellings

