

SINGLE BUILDING PLOT FOR DETACHED DWELLING

PAIGNTON, DEVON, TQ4 7BH

- Outline planning approval for a new self build dwelling (P/2025/0378)
- Plot extends to c. 0.14 ha / 0.35 acres
- GUIDE PRICE £175,000

Aerial view showing approximate plot location

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – TQ4 7BH

This development opportunity comprises of a well proportioned, relatively level building plot extending to c. 0.14 ha / 0.35 acres and which is positioned on Brixham Road on the southern edge of Paignton. The plot currently forms part of the garden area for a large detached dwelling (Field House) and the access to the new dwelling will share the existing entrance to Field House, off Brixham Road. Outline planning approval (all matters reserved except for access) has been granted for the construction of a new detached dwelling on the plot, with the indicative plans accompanying the application showing a large detached two storey four bedroomed house with a gross internal floor area of c. 260.4sqm (2803sqft). The indicative site layout plan also proposes a detached double garage to be positioned adjacent to the new property.

As the proposed plans are indicative only at this stage, interested parties may of course wish to consider alternative designs and scales of properties for the plot to suit their own requirements.

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 & VAT

This freehold plot is offered for sale with a Guide Price of £175,000. It is understood that the sale will not be subject to VAT.

PLANNING

Outline planning approval was granted by Torbay Council on 10th September 2025 under reference P/2025/0378 for the construction of a new self build dwelling, with all matters reserved for future approval save for access. Copies of the planning documents and associated reports are available in electronic format from the Agents upon request.

UTILITIES

The Agents are advised that mains utilities are available in the area, and that disposal of surface water will be dealt with on site via infiltration. Prospective purchasers will however need to make and rely upon their own enquiries as to the availability and capacity of required utility services prior to making any offer.

S106 & CIL & BNG

The Agents are advised that there are no CIL or BNG payments associated with the approved consent. There is an associated S106 agreement requiring a payment towards the 'Berry Head Mitigation Contribution' - this has been paid to the Council in full by the vendors.

VIEWING

Strictly by appointment only - please contact KLP to arrange to view the site. What3Words - ///nerd.pity.deodorant

CONTACT



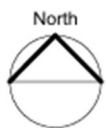
Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: alex@klp.land
Tel. 01392 879300
Mob. 07947 561773

Ref: 1150/AM

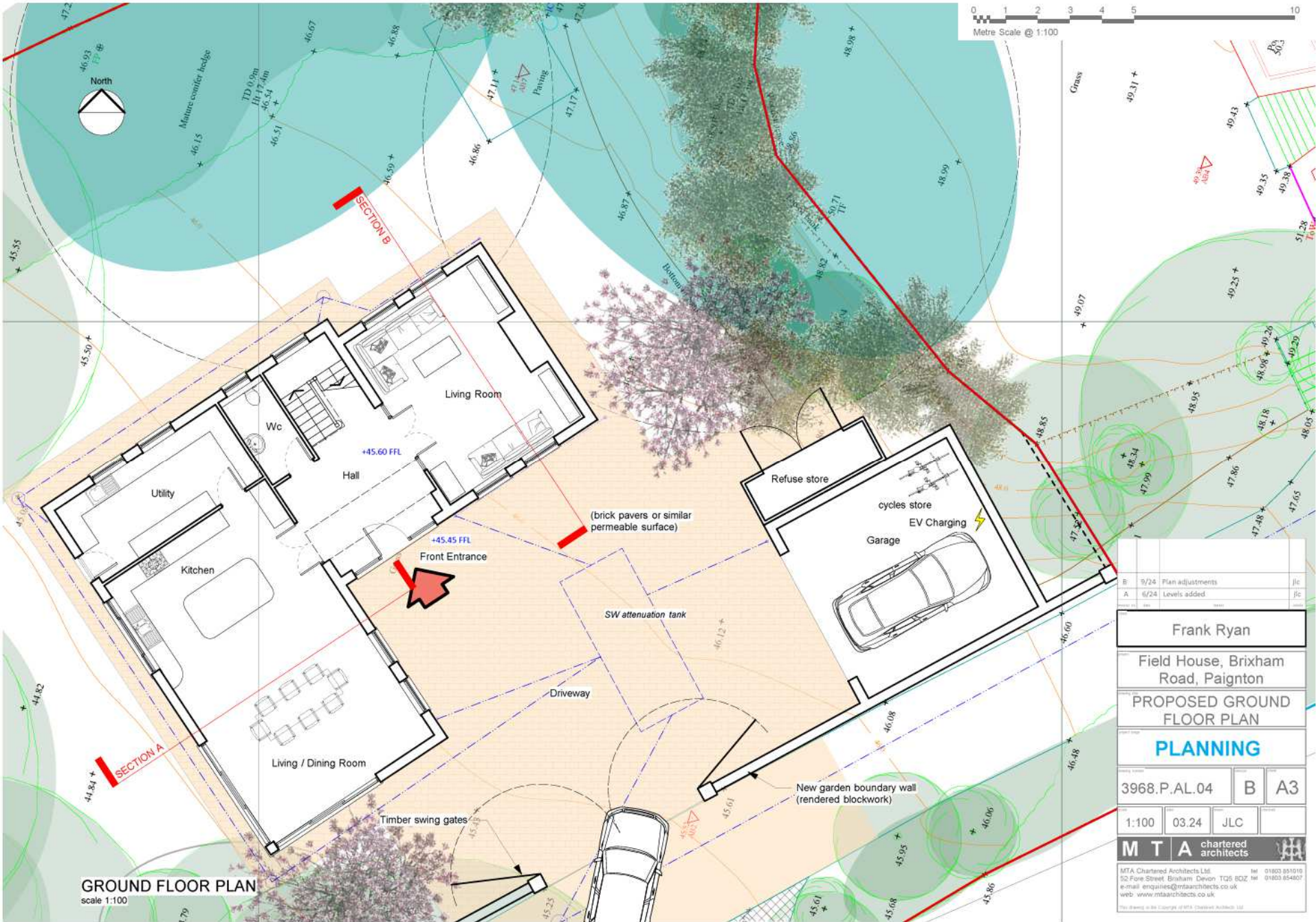
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

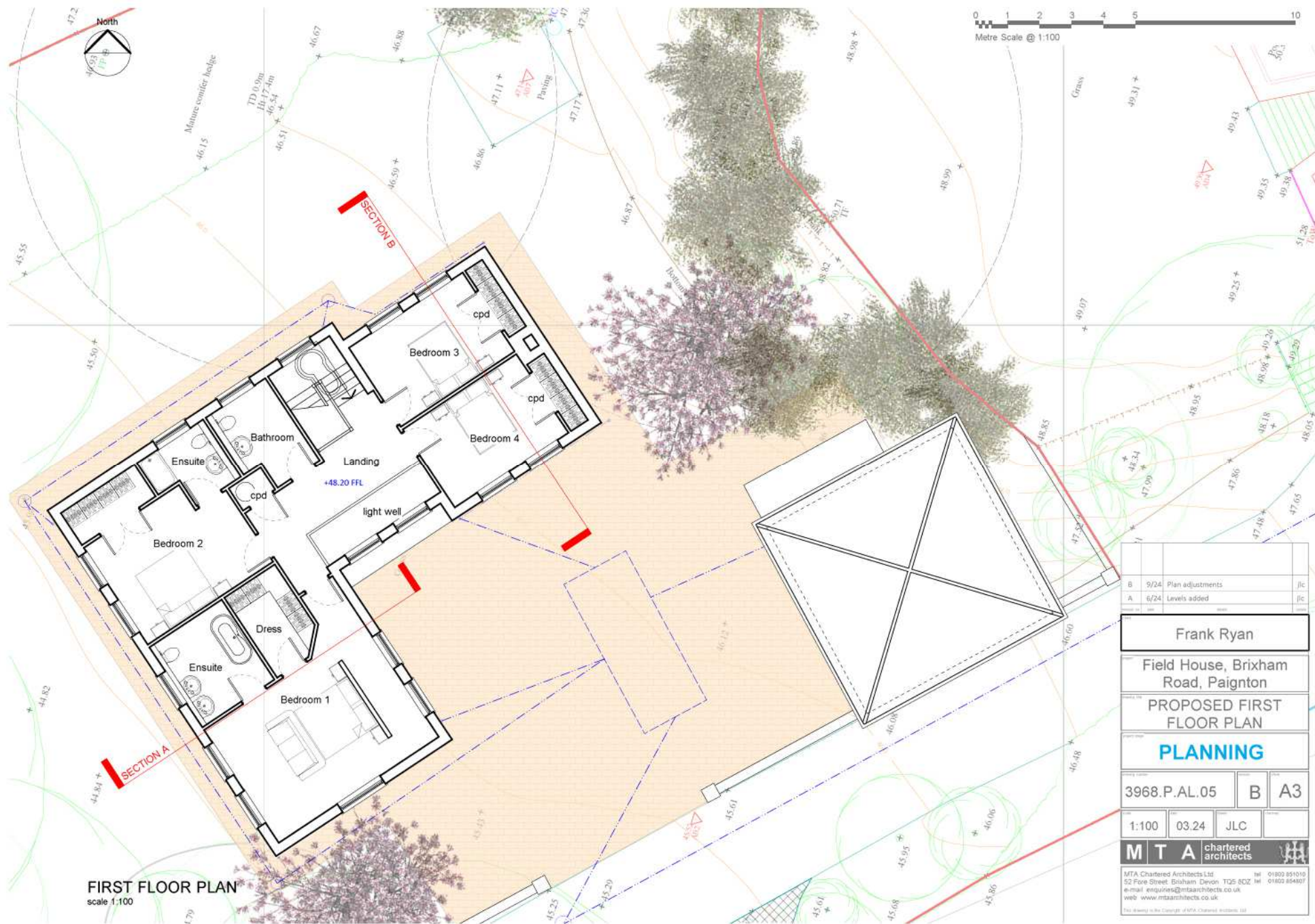
Location plan showing the plot outlined in red – not to scale





Indicative layout plan –
not to scale

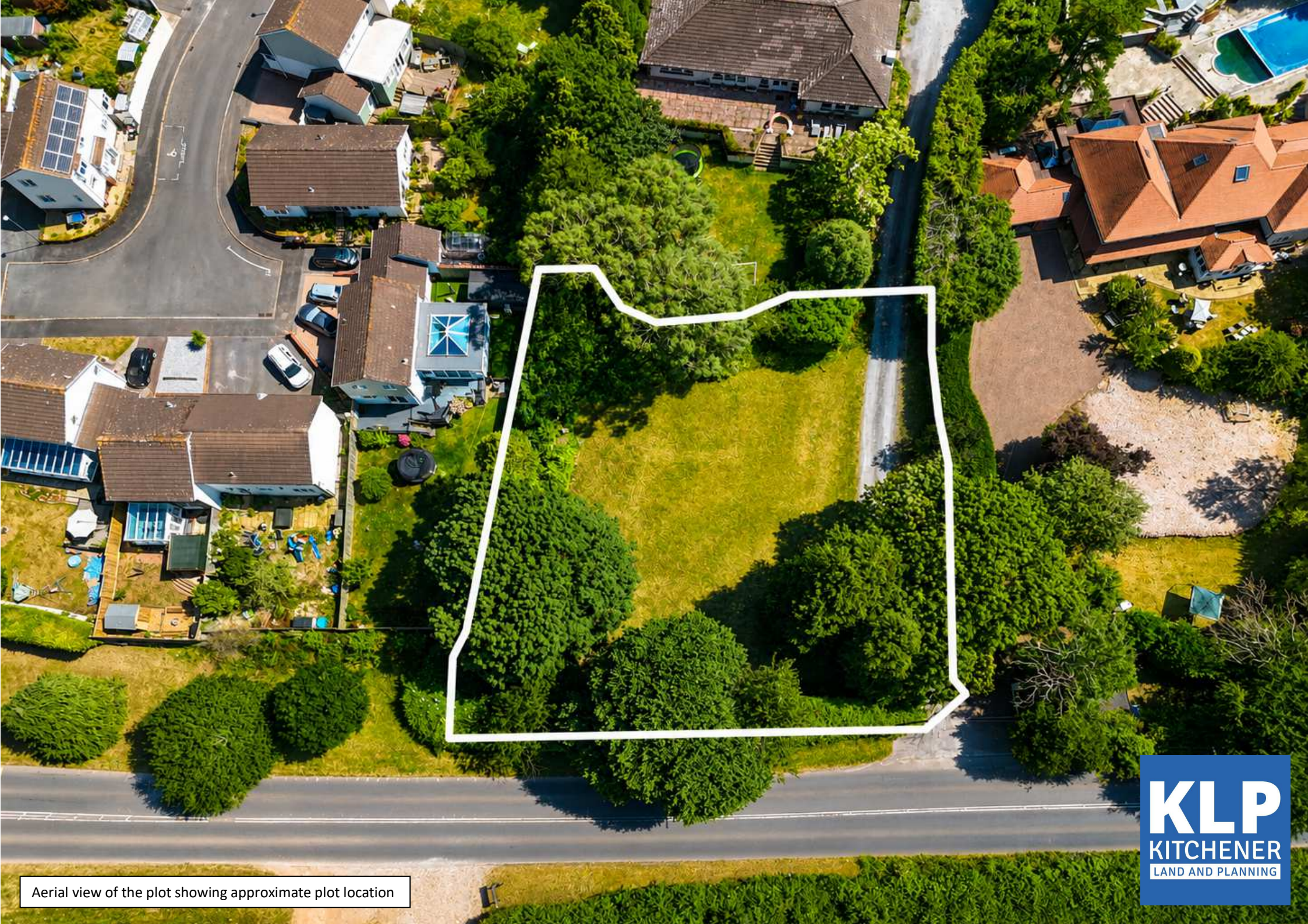




Revision			
B	9/24	Plan adjustments	JLC
A	6/24	Levels added	JLC
ISSUED BY	DATE	ISSUED	BY
Frank Ryan			
Field House, Brixham Road, Paignton			
PROPOSED FIRST FLOOR PLAN			
PLANNING			
3968.P.AL.05		B	A3
SCALE	DATE	DESIGNED	CHECKED
1:100	03.24	JLC	
MTA chartered architects			
MTA Chartered Architects Ltd 52 Fore Street Brixham Devon TQ5 8DZ e-mail enquiries@mtaarchitects.co.uk web www.mtaarchitects.co.uk			
Tel 01802 851010		Fax 01802 854807	
This drawing is the Copyright of MTA Chartered Architects Ltd			

Indicative 3D images of new dwelling – not to scale





Aerial view of the plot showing approximate plot location