

SUPERB LARGE PLOT FOR A NEW HOUSE MAIDENCOMBE, TORQUAY, TQ1 4TF



- Detailed Planning Permission Ref. P/2016/0709
- Approx. 0.26 ha (0.64 acres)
- Far-reaching sea views
- Offers in the region of £375,000



View across the plot looking east

THE PLOT – TQ1 4TF

A fantastic opportunity to acquire a generously sized building plot with detailed planning permission (Ref.P/2016/0709) for a large detached 5 bedroom house (all ensuite) with a gross internal floor area of approximately 293.8m² (3,163 sqft). The access to the plot is located on Sladnor Park Road to the east of the A379 Teignmouth Road and is on the western fringe of Maidencombe which is situated on the coast between Shaldon and Torquay. The plot extends to approximately 0.26 hectares (0.64 acres).

MAIDENCOMBE

The plot is set in the coastal village of Maidencombe which is located between the popular South Devon coastal resort of Torquay and the port of Teignmouth at the mouth of the River Teign. The local beach enjoys a peaceful ambience and conveniently situated above it is The Thatched Tavern providing refreshment for locals and visitors alike. Nearby, the coastal footpath is managed by the local council and between Torquay and the pretty, bustling estuary village of Shaldon lie several secluded coves offering further leisure opportunities such as swimming and fishing. Neighbouring resort beaches offer family fun and both Torquay and Brixham are home to large marinas. The area also boasts attractive rolling farmland and views both out to sea and inland towards Dartmoor National Park.

Comprehensive facilities for shopping, leisure, education and health are readily available within the Borough of Torbay which comprises the towns of Torquay, Paignton and Brixham. Both National Rail and Coach networks may be accessed at the market town of Newton Abbot which also offers connections to the National Motorway network (M5) on the outskirts of the cathedral city of Exeter. Exeter Airport (25 miles away) offers a range of scheduled and charter flights to destinations throughout the UK (including London City Airport) and Europe with connections to International flights.

METHOD OF SALE

Offers are invited in the region of £375,000 for this freehold plot.

SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

PLANNING

Torbay District Council granted detailed planning permission (Ref.P/2016/0709) for the formation of a detached 2 storey dwelling, detached garage and new access on land adjacent to Pine Lodge, Sladnor Park Road, Torquay on 30th March 2017. Copies of the plans and planning permission are held on file by the agents or can be viewed on Torbay District Council's website using the planning reference above.

CONTACT



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Ref: 152/PT

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Computer Generated Image of Proposed Dwelling

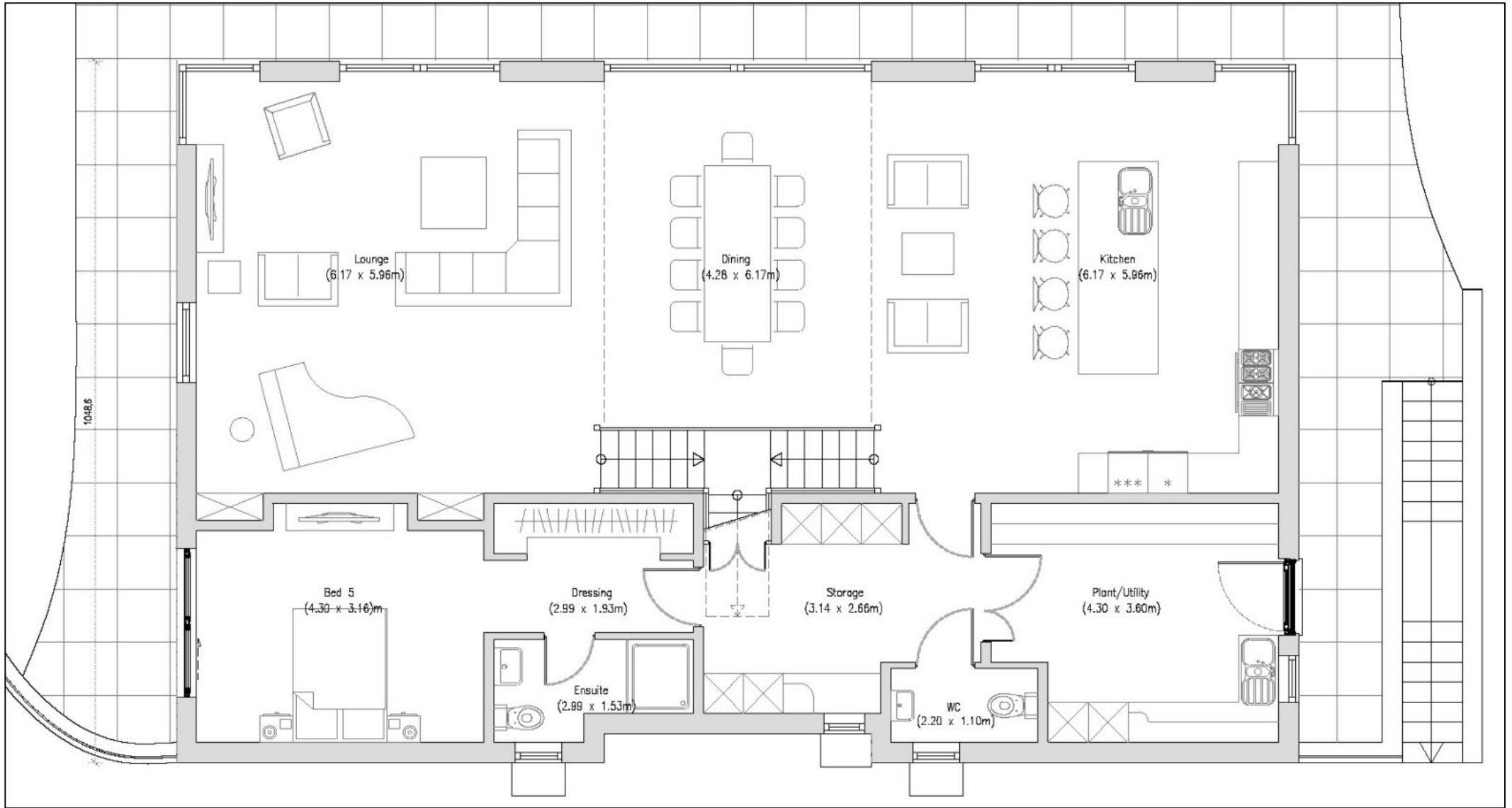


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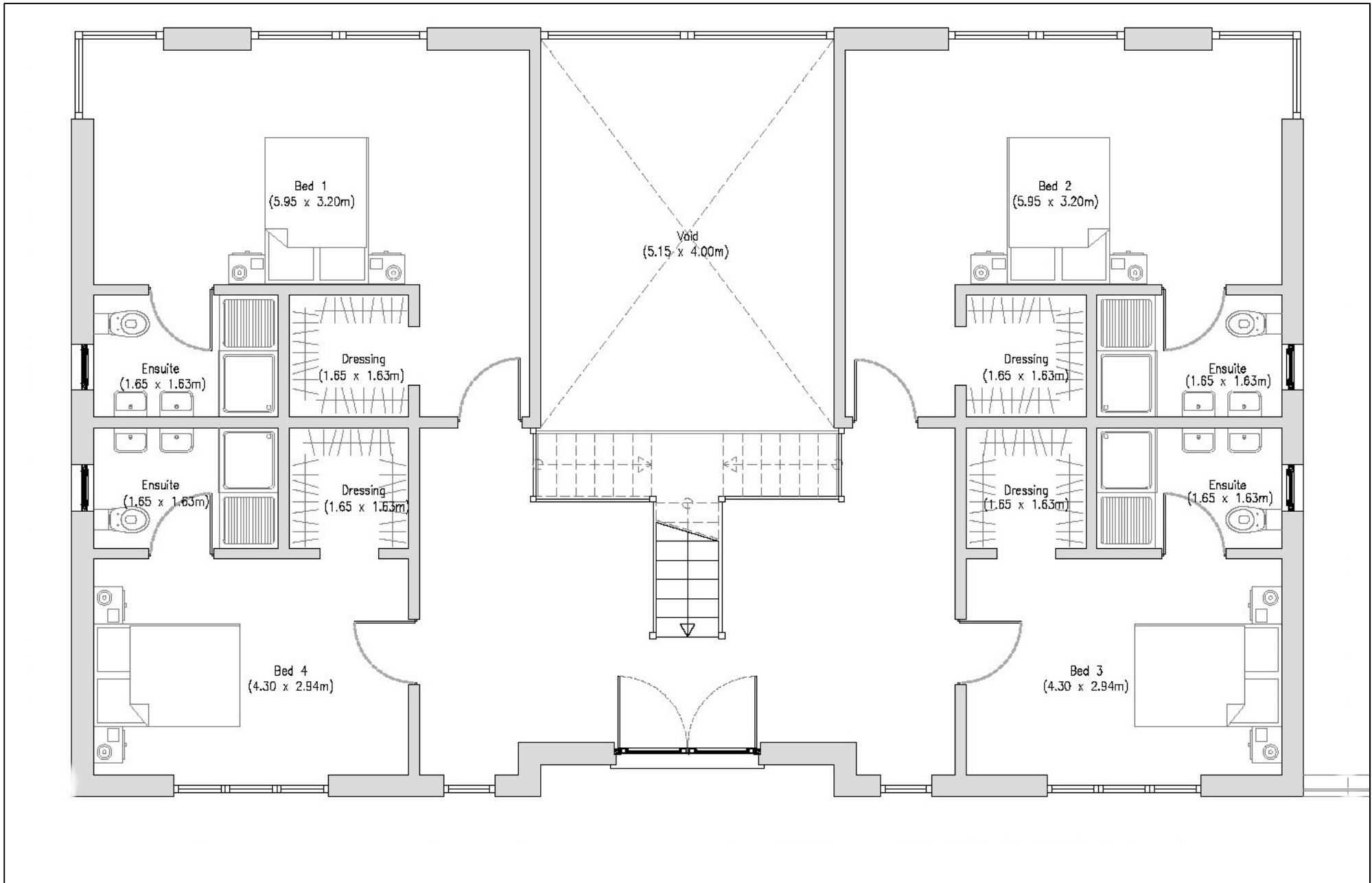
Proposed Site Plan (not to scale)



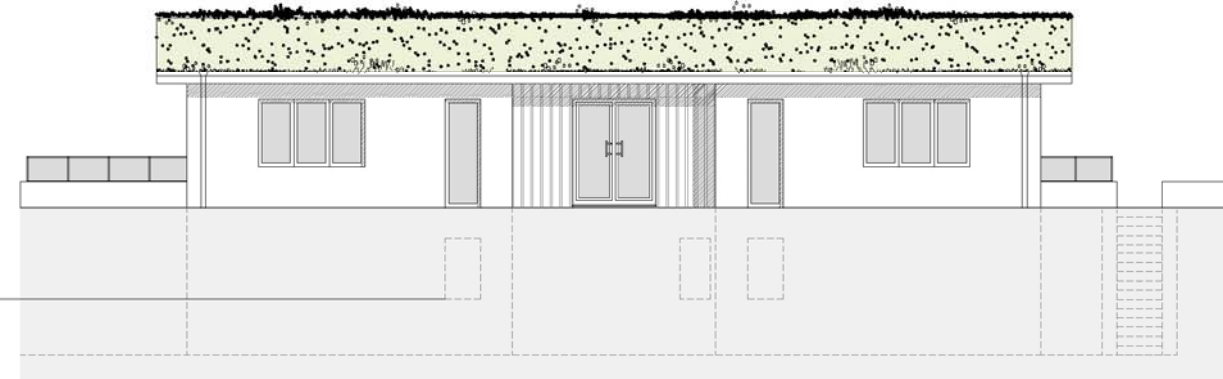
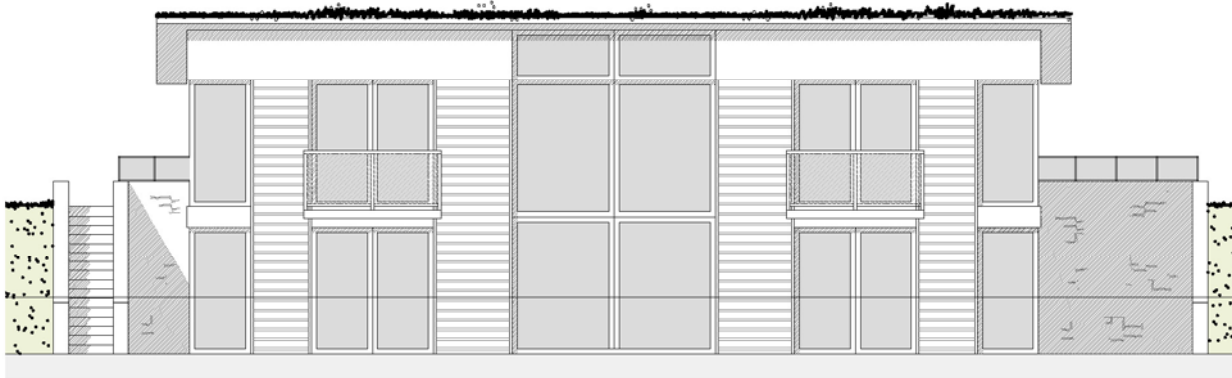
Approved Ground Floor Plans (not to scale)



Approved First Floor Plans (not to scale)



Approved Elevation Plans (not to scale)





View across the plot looking north east