

POTENTIAL DEVELOPMENT OPPORTUNITY

NEW ROAD, BRIXHAM, DEVON

- Lapsed planning approval (P/2015/0235) for a mixed use development
- Site extends to c. 0.24 ha / 0.59 acres
- Conditional offers (subject to planning) are invited

Views across the site facing north

THE SITE – TQ5 9JW

This potential development opportunity comprises a substantial parcel of land located off New Road in Brixham. On the northern section of the site, closest to New Road, is an excavated section of land with an access track on the eastern side, which leads to two elevated areas, one to the south east and one to the south west. In total, the land extends to c. 0.24ha / 0.59 acres. Planning approval has previously been attained (ref. P/2015/02356) for a mixed use development, comprising of a 3 storey building for commercial (B1/B8 use) with living quarters on the upper floors, one two storey office building and one two storey residential dwelling. This approval lapsed in April 2021.

Given the recent planning approval for development of the land, and its location in Brixham, it is the Agents opinion that potential exists for a new planning application to be made, either for a mixed use scheme once again, or alternatively a more residentially focused development project.

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 enriched 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. The town has good 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 site is for sale, with conditional (subject to planning) offers invited. Alternatively, the vendor would potentially give consideration to unconditional offers. It is understood that the sale will not be subject to VAT.

PLANNING

Planning application ref. P/2015/0235 was approved by Torbay Council on 17th April 2018, granting consent for the demolition of an existing property and erection of a 3 storey building for commercial purposes (B1/B8 use) and upper floor living quarters for employees; One 2 storey office building and a 2 storey residential dwelling (scheme and description revised 9 November 2017).

A further Listed Building approval ref. P/2015/1141 was also approved on 17th April 2018, granting consent to “Improve the condition, visual appeal and longevity of the kilns.” Both of these approvals lapsed in April 2021.

Copies of the planning documents and associated reports are available in electronic format from the Agents upon request.

UTILITIES

Interested parties should make and rely upon their own enquiries as to the availability and capacity of required utility services prior to making any offer.

VIEWING

Strictly by appointment only - please contact KLP to arrange to view the site.

CONTACT



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Overhead view of the site (outlined in purple)





Photographs (clockwise from top left) showing: View across northern excavated section of the site; View of existing structure in south western corner of the site, View across south-eastern section of the site, View across northern section of the site showing New Road.



View from New Road showing existing site entrance