

STUNNING DEVELOPMENT SITE FOR 14 APARTMENTS

WARREN ROAD TORQUAY DEVON TQ2 5TN

- Full Planning Permission P/2020/0925 -14 Apr 2021, Conditions 1,2,12,14 & 15 Discharged 23 May 2024, Certificate of Lawful Use or Development P/2024/0609/CP – 25 Oct 24
- No affordable units, No S106 Agreement
- Wonderful views and aspect across Tor Bay
- Guide Price £1,825,000

view from site looking south



THE SITE – TQ2 5TN

KLP are delighted to offer this prime residential development opportunity with planning permission for 14 apartments offering wonderful views to the south and west across Tor Bay. The site is situated in the Belgravia Conservation area and was previously occupied by the now demolished Conway Court Hotel.

The approved scheme is arranged over six floors including an undercroft parking floor with one parking space per unit, accessed from Warren Road. All floors are served by a lift and stairs leading to a protected corridor at each level. Each of the apartments is two bedroomed although range in size from c.828sqft–1319sqft.

Given the elevated position and with the benefit of balconies or private terraces (for units 3,4,5) each apartment will benefit from glorious views to the south and west out across Tor Bay.

Warren Road has been the subject of much recent redevelopment with a mix of new build and building refurbishments. The site once developed will form a key part of the Torquay seafront notably located above The Royal Terrace Gardens, known locally as Rock Walk and access onto the sea front.

TORQUAY

Torquay is a large seaside resort with beaches and busy harbour which along with Paignton and Brixham, make up the Torbay conurbation known as the English Riviera. The town has a large central shopping area with a range of retail operators as well as out of town retail on the northern outskirts. Torquay also hosts a sheltered marina with c. 440 secure moorings for boats up to 30m in length. The town is within easy reach of main communication links including the M5 at Exeter via the South Devon Link Road A380 and Exeter Airport which offers a wide range of scheduled and charter flights to destinations throughout the UK including London City Airport, as well as to Europe and worldwide. There are also Rail services available from the town's station with connections to Newton Abbot from where main line services can be accessed.

PLANNING & TECHNICAL

Torbay Council granted planning permission under application P/2020/0925 for the formation of 14 apartments with car parking and vehicular/pedestrian access (as revised by plans received 15.03.2021) at the site of the former Conway Court Hotel, Warren Road, Torquay, TQ2 5TS dated 14 April 2021.

Conditions 1,2,12,14 & 15 (of P/2020/0925) were Discharged under ref: CN/2024/0010 dated 23 May 2024. A Certificate of Lawful Use or Development under ref: P/2024/0609/CP was confirmed 25 October 2024.

No Section 106 Agreement is relevant to this planning permission.

A Community Infrastructure Levy (CIL) is applicable. The CIL Liability Notice dated 25 May 2023 confirms the figure of £104,976.50 will be payable, subject to indexation.

A planning & technical information pack accessed by a drop box, is available on request.

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty. Guide £1,825,000

VIEWING

Strictly by appointment with KLP on 01392 879300

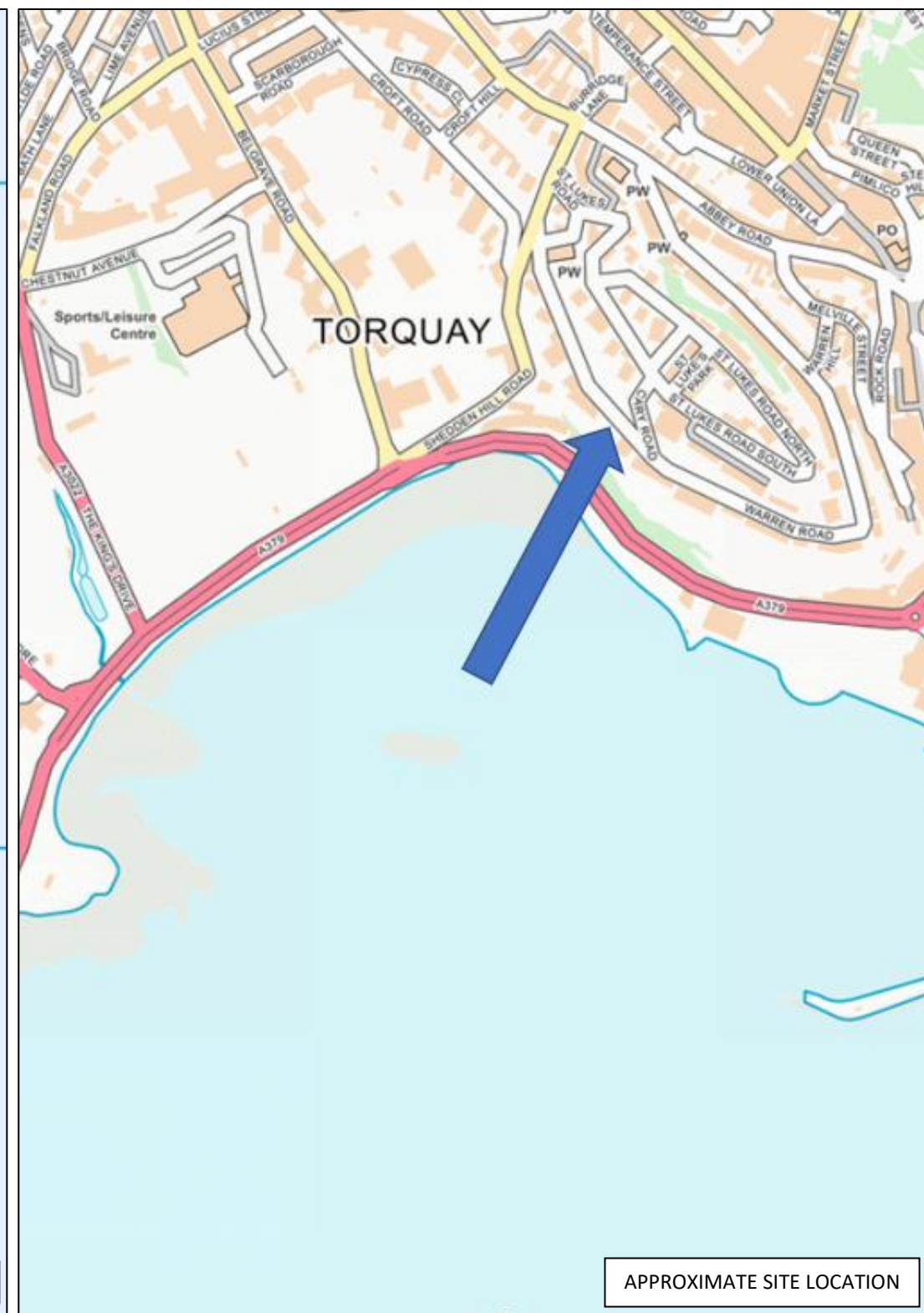
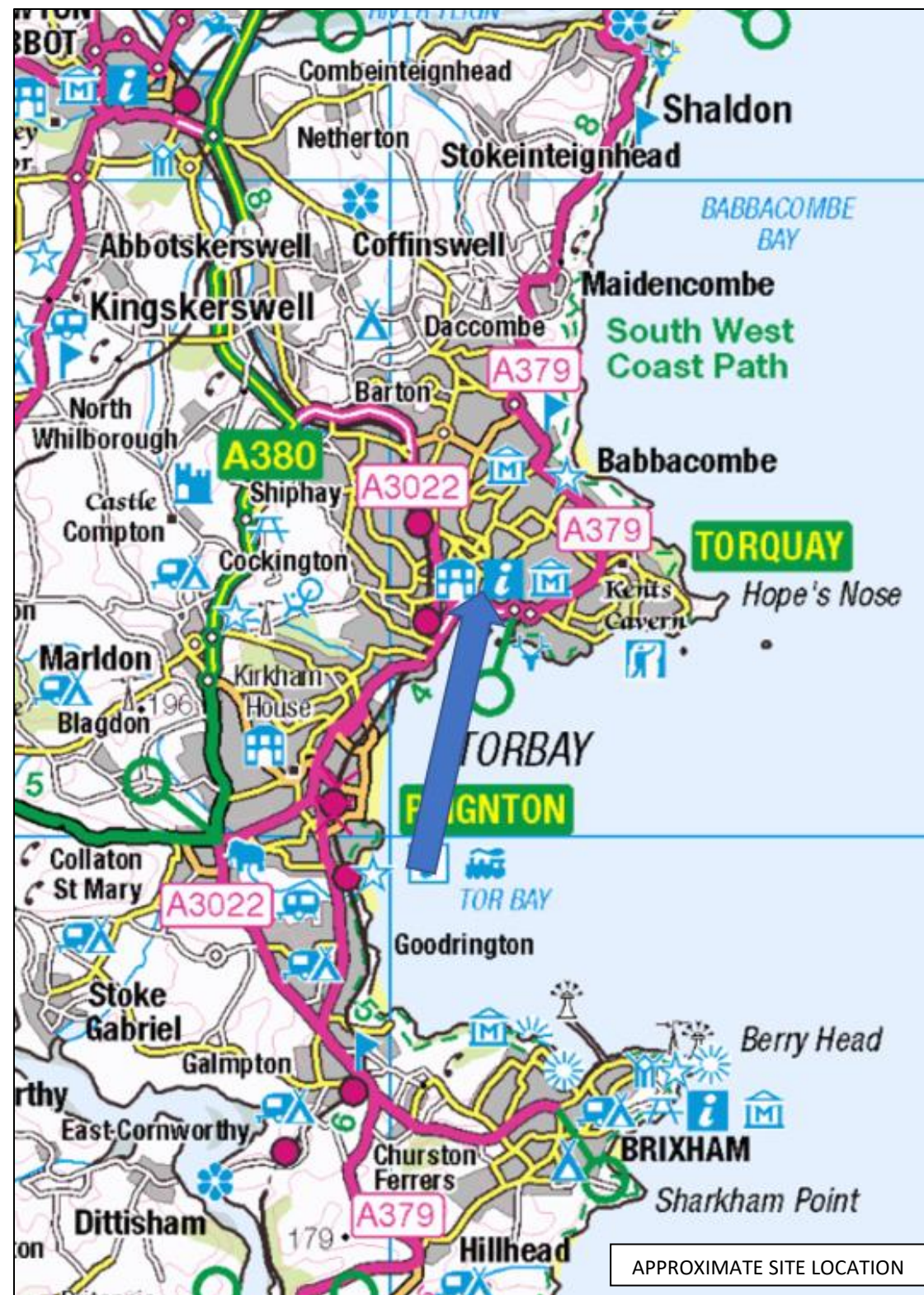
what3words - fires.gather.trips

CONTACT – Darryl Hendley



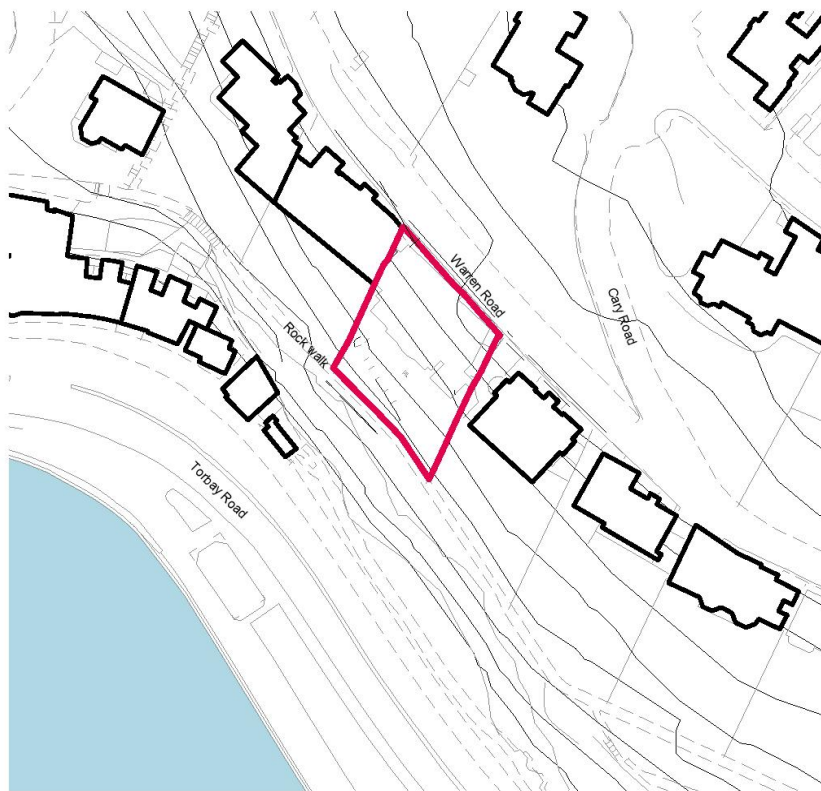
Newcourt Barton
Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
01392 879300
07850 275265

Ref: 873/DH/R6





blue arrow denotes approximate site location



Scale 1:1250



All dimensions and sizes to be verified by the Contractor on site. Discrepancies to be verified with the Architect before work proceeds. No dimensions to be scaled from this drawing. Contractors must work to figured dimensions. © This drawing is subject to copyright of Kay Elliott Architects Ltd.

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Revision	Date	By	Detail
1	08/27/20	CK	RM

Drawing Status
Information

Client
Lingale Properties Ltd.

Project/Location
Conway Court

Drawing Title
Location Plan

Scale(s) 1:1250
Date 08/27/20
Drawn CK
Checked RM
Drawing Number 4030
Revision (01)02

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RIBA
Chartered Practice

LOCATION PLAN – NOT TO SCALE



SITE PLAN – NOT TO SCALE

Rev	Date	By	Detail
1	08/27/20	CK	RM

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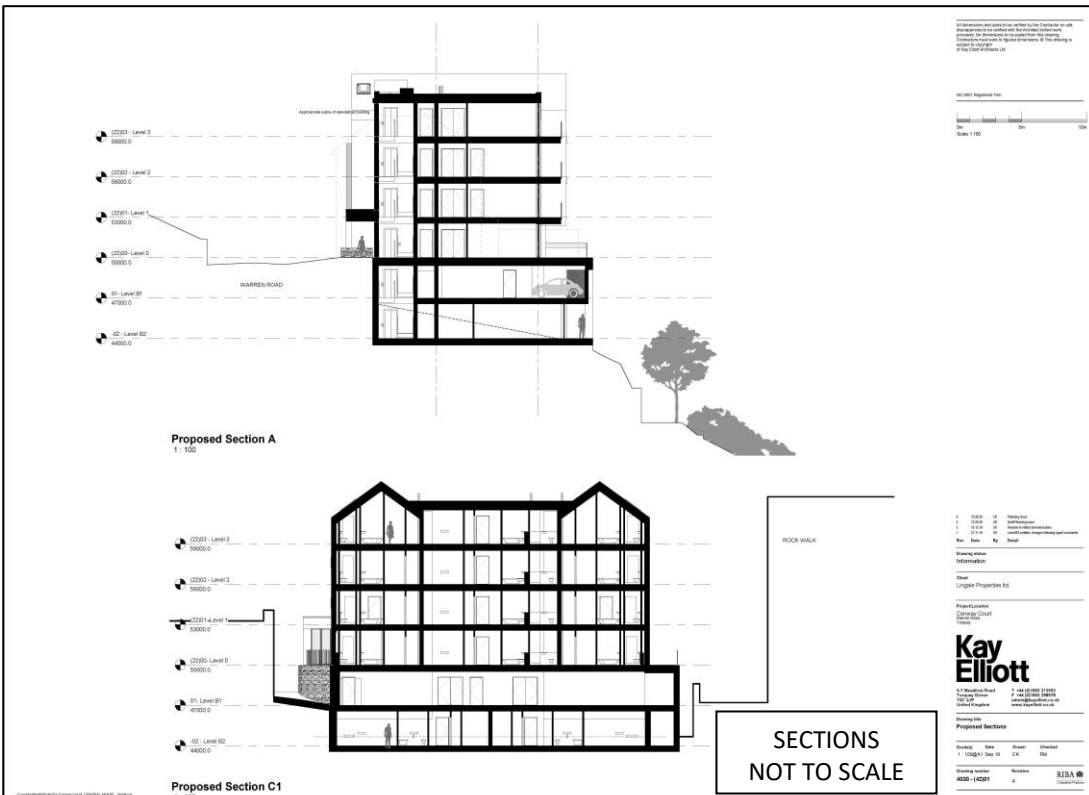
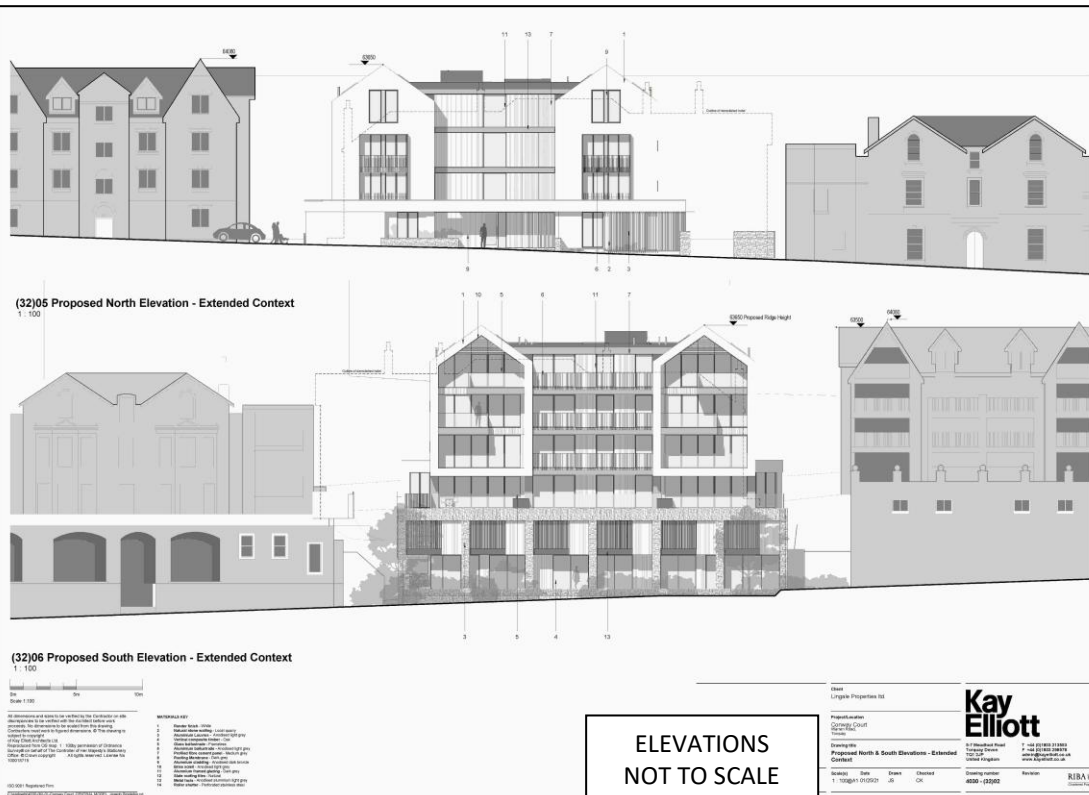
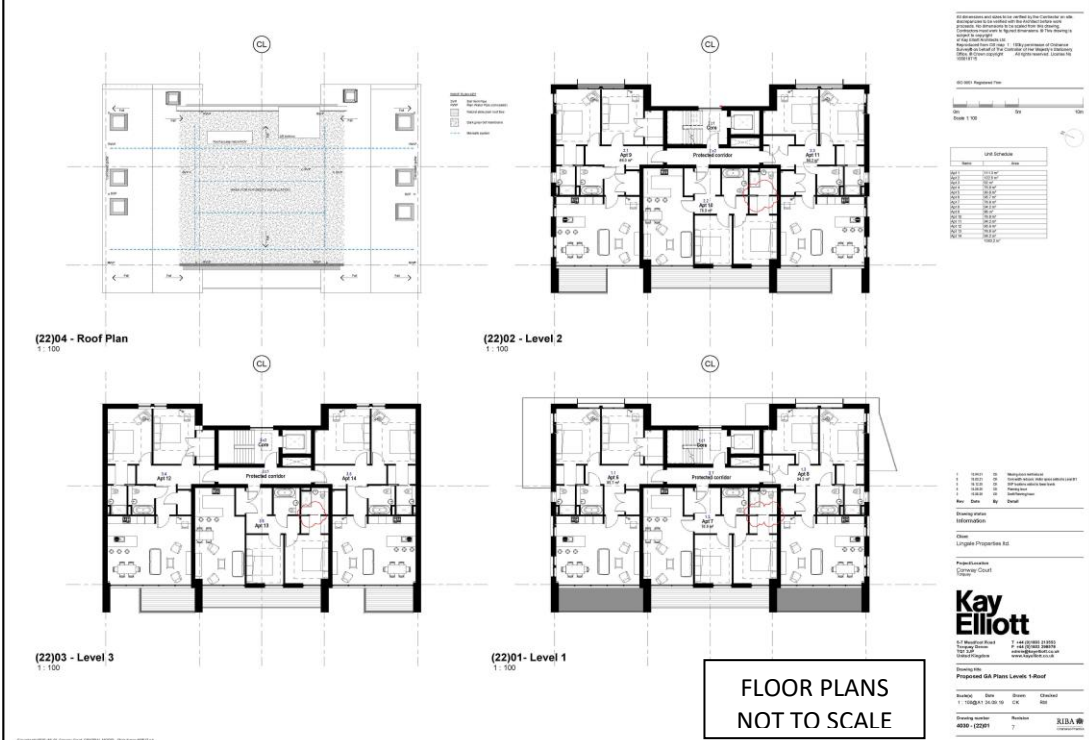
Drawing Title
Proposed Site Plan

Scale(s) 1:1250
Date Sep 10
Drawn CK
Checked RM
Drawing Number 4030
Revision (12)01

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view along site frontage prior to commencement works



view across site east following commencement works



view from site to the south



view from site to the west



view from site looking south