

BUILDING PLOT FOR A DWELLING

BELLE VUE ROAD, PAIGNTON, TQ4 6ES



- Full Detailed Planning Permission Ref.P/2022/1035
- Close to town centre and sea front
- Offers in the Region of £85,000

View across the plot looking north

KLP
KITCHENER
LAND AND PLANNING

THE PLOT – TQ4 6ES

An opportunity to acquire a building plot in the sought-after area of Roundham and Paignton Harbour Conservation Area, with the benefit of detailed planning permission (Ref.P/2022/1035) for the demolition of an existing annex building and construction of a new 1.5 storey dwelling in its place. The plot is situated within the grounds of Denby House, which is split into separate apartments with communal gardens and grounds. Located to the rear of Denby House, along the eastern boundary, the plot looks down over the communal gardens and beyond to the north.

The proposed dwelling has an open-plan living area, entrance hallway, second bedroom and bathroom on the ground floor with a master bedroom and ensuite on the first floor. The gross internal floor area of the proposed dwelling is approximately 90sqm (970sqft) and it has an enclosed private garden of approximately 55sqm.

The plot will be accessed via the entrance driveway to Denby House from Belle Vue Road and along the communal driveway of Denby House. The plot will have two parking spaces along the western boundary of the plot as shown on the proposed site plan.

Please Note: A buyer will require approval from the vendor to any alterations to the approved plans.

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.

METHOD OF SALE

Offers are invited in the region of £85,000 for this plot.

SERVICES

We understand that mains services are connected to the existing building via Denby House currently, therefore new individual services connections for the new dwelling will be required. All interested parties should make and rely upon their own enquiries of the relevant services providers.

PLANNING

Torbay Council granted full detailed planning permission for demolition of existing annex building and construction of a new dwelling and associated works (Ref.P/2022/1035) at Denby House, 3 Belle Vue Road, Paignton on 11th November 2022.

Please note that Community Infrastructure Levy (CIL) is liable on this development, although the Planning Officer's report states that S106 is not applicable and the CIL liability for the proposed development is Nil.

All interested parties should make and rely upon their own enquiries of the Local Planning Authority.

Copies of the plans and planning permissions are available from the agents.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 895/PT

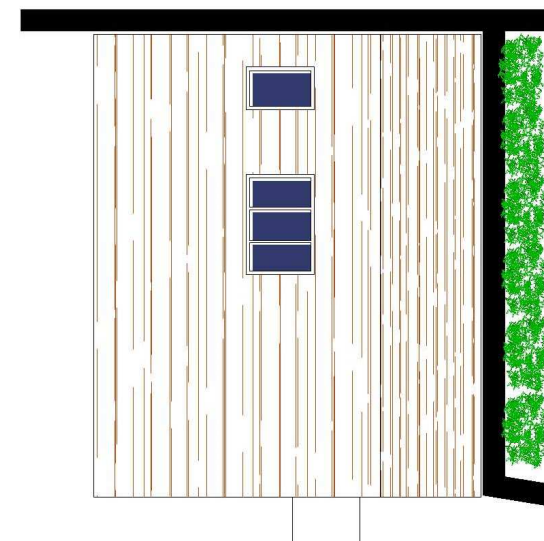
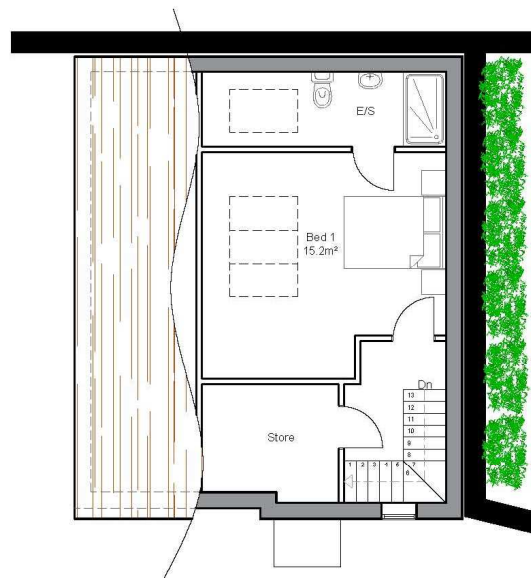
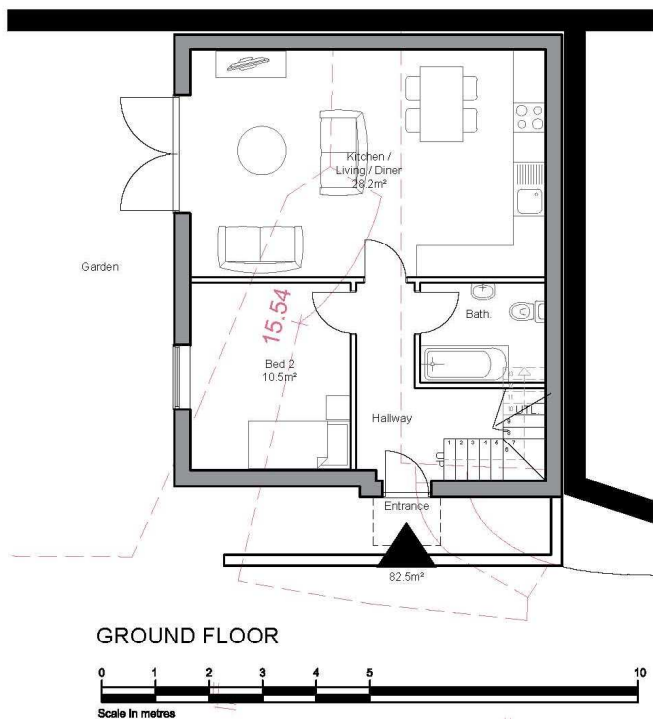
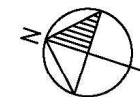


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Proposed Site Layout Plan Showing Plot on Eastern Boundary (not to scale)



Approved Floor Plans (not to scale)



KEY -
--- Demolition

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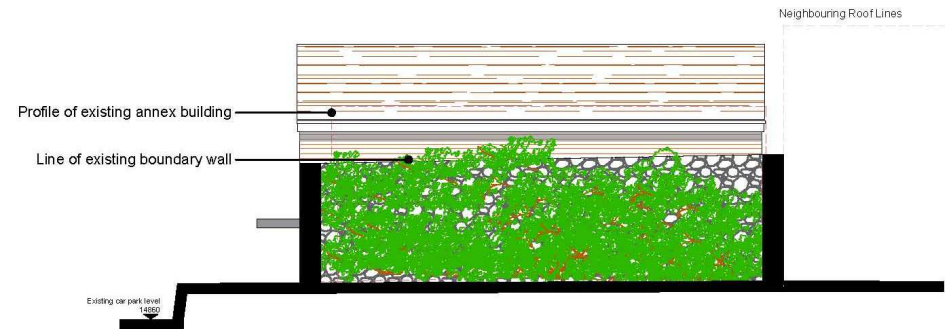
CLIENT - Equity Track Ltd
PROJECT - Denby House New Build
DATE - 09.09.21

DRAWING - Proposed Chalet Details
SCALE - 1:100 @ A3
Dwg. Ref - **2119/07a**

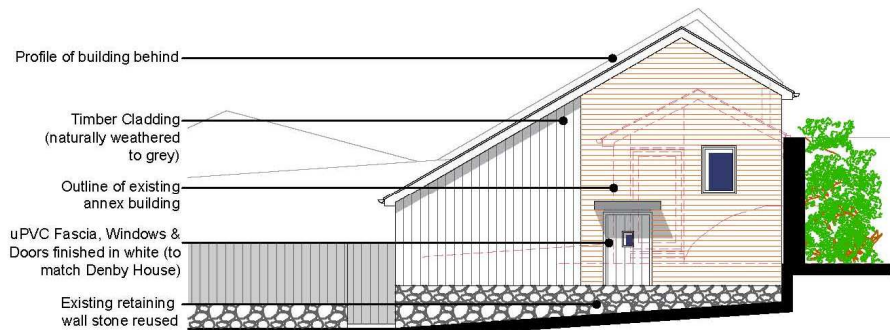
Approved Elevations Plans (not to scale)



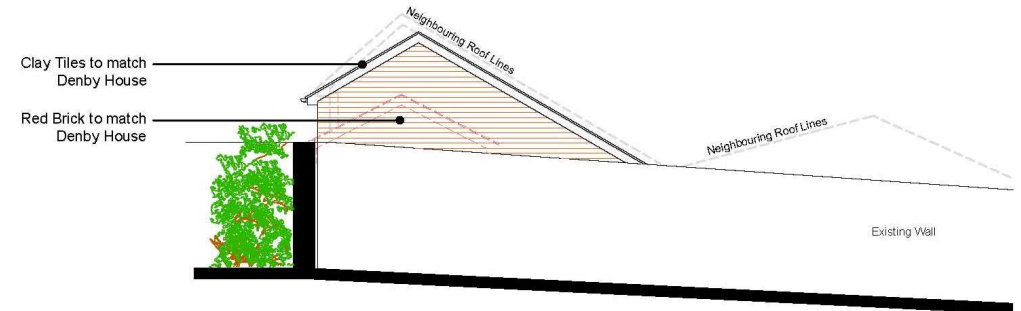
GARDEN ELEVATION (North)



SOUTH ELEVATION



ENTRANCE (WEST ELEVATION)



EAST ELEVATION

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ORTUS
PROPERTY DEVELOPMENT MANAGERS

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Google Aerial Image of the plot with approximate boundary outlined in red