

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Substantial Development Site in the Town Centre with Outline
Planning Consent for Residential Development

**Noon
Roberts** 
PROPERTY CONSULTANTS



Noon Roberts
Alphinbrook Business Centre
Alphinbrook Road
Exeter EX2 8QR

T. 01392 455136
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

Offers invited in excess of £300,000 Freehold for this Substantial Development Site
Outline Planning Consent for Residential Development - Suitable for Houses and / or Flats
Prospect Chapel 5a Torquay Road Newton Abbot Devon TQ12 2LJ

SITUATION AND DESCRIPTION

This is an unusual opportunity to acquire a prominent site in the centre of Newton Abbot that has recently received outline planning consent, subject to agreeing reserved matters, for residential development. The scheme proposed was for 4 terraced Houses and 5 flats with parking. The property is in a mixed area with Period Offices close by at Courtenay Park and Devon Square, plus Residential opposite and adjoining, including the recently redeveloped Newton Abbot Hospital site off of East Street which includes a Sainsbury's local and a new Doctors Surgery. The premises have been used as a place of Worship since its construction plus a venue for related activities for adults and children. However, the premises have not been used for approximately 2 years after the Church closed, and has now fallen into some disrepair. A residential re-development of the site is therefore now anticipated to be the most likely option going forward.

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coast at Teignmouth, Torquay and Torbay plus the Dartmoor National Park. Torquay Road is the main approach from the Penn Inn Roundabout and the New Kingskerswell Bypass, and leads into East Street which cuts through the centre of the town and onto Totnes.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions and net floor areas are as follows: -

GROUND FLOOR

Approached from Prospect Terrace to the side or from the front car park area to

Entrance Hallway 8.73m x 3.0m (28'8" x 9'10") max
Tiled floor. Windows to front. 2 doors into main hall. 2 staircases, one on either side, which leads up to the first floor.

Main Hall 17.95m x 8.69m (58'10" x 28'6") max
Parquet floor. Opening screens to side wings on both sides. Boarded ceiling. Overhead lighting.

Side Room No 1 10.6m x 3.12m (34'9" x 10'3") max
Windows to side elevation. Wood strip floor. Door to

Kitchen 5.27m x 3.18m (17'8" x 10'5") max
2 stainless steel sink units with drainer inset into worktops with kitchen units below. Strip lighting. Power as fitted.

Rear Corridor 11.28m x 1.21m (37'0" x 3'11") max
Cupboards as fitted to one wall.



Toilet
Low level WC suite with wash hand basin.

Storeroom 3.42m x 2.86m (11'3") max
Light and power as fitted.

Side Room No 2 5.28m x 2.75m (17'4" x 9'0") max
Wood floor. Opening screens to main hall.

Store Room No 3 5.28m x 3.07m (17'4" x 10'1") max
Wood floor. Opening screens to main hall.

Gents Toilet
3 Urinals, wash hand basin and a Low level WC cubicle.

Storeroom 3.63m x 1.59m (11'10" x 5'3") max
Power and light as fitted.

Ladies Toilet
3 WC cubicles with wash hand basin.

FIRST FLOOR 11.86m x 5.11m (38'11" x 16'9") max
Open plan meeting room with stairs from the front entrance hall. 4 windows to the front and side. Small kitchenette to one end with sink, worktops and cupboards below.

EXTERNALLY

To the front of the property is a level tarmac area with parking for up to 8 cars with an access from the main Torquay Road / East Street and a secondary exit to the side into Prospect Terrace.

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PLANNING

Outline planning consent was approved on the 1st September 2015 for Residential Development under application Number:- 15/01918/OUT. The approval is subject to agreeing reserved matters, and shows an indicative scheme of 4 off 2 bedroom houses to mirror the street scene in Prospect Terrace and then a block of 5 off 1 Bed flats on Ground, First and Second floors to the front. This is a suggested layout only and it is anticipated that a developer will wish to vary this, but the consent has established the principle for Residential development on this site. We understand that a 20% affordable requirement will be imposed on any scheme in excess of 5 units. A copy of the consent is available on request. Full details from Teignbridge District Council – 01626 361101.

PRICE

Offers are sought in excess of £300,000 for the freehold of this substantial development site in a prominent and convenient town centre location. VAT is not payable in this instance.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC has not been requested as it is the intention that the Building will be demolished, and therefore this sale is exempt.

RATES

For further information on the Rateable Value or Rates payable, please contact the Business Rates Department at Teignbridge District Council (01626 361101)

SERVICES

We understand mains water, drainage and electricity are available to the premises. Interested parties are required to make their own enquires of the relevant service provider as to the capacity of any supply to meet the needs of the development proposed.

LEGAL COSTS

Each party will be required to bear their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0287)



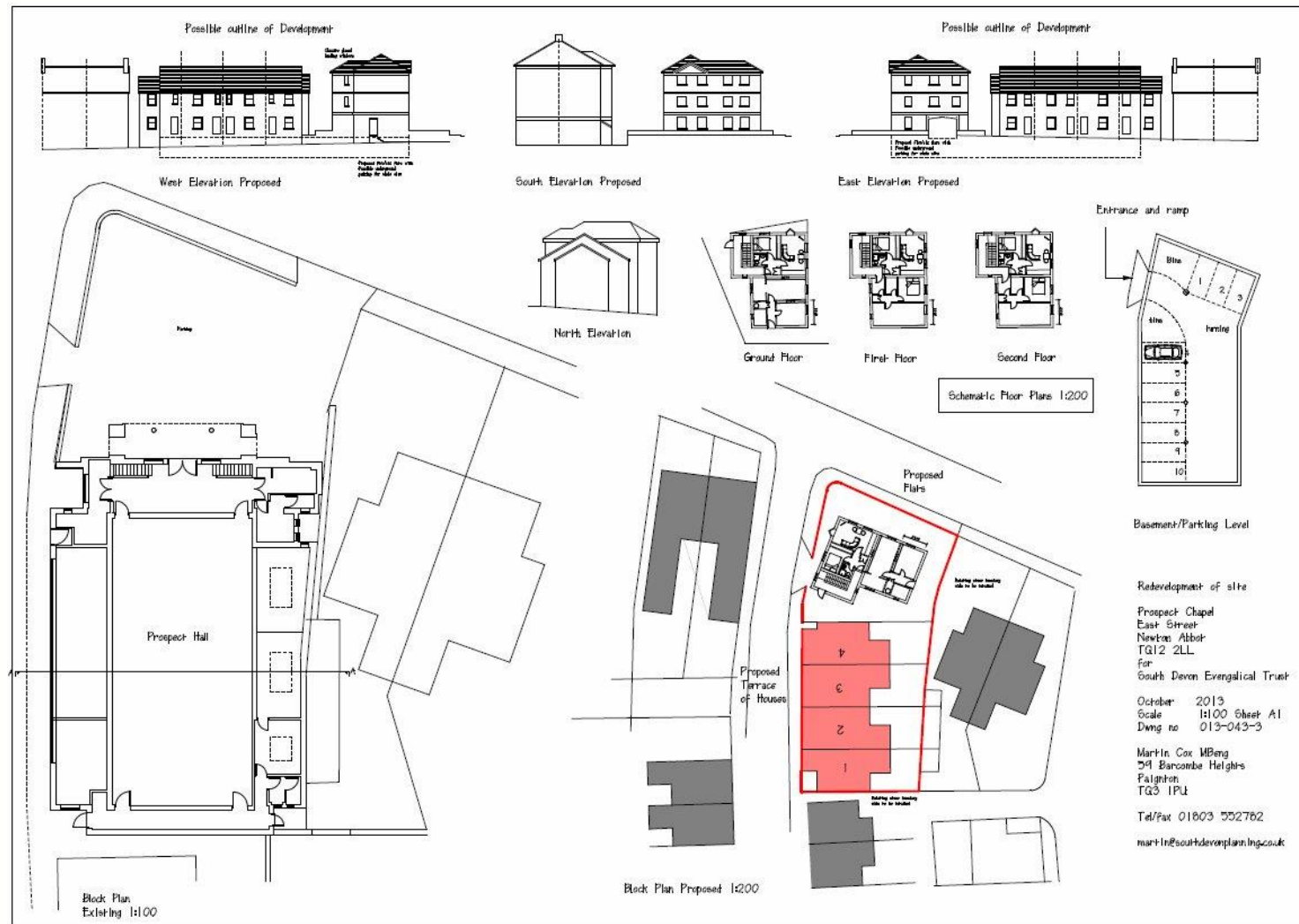
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Web: www.noonroberts.co.uk



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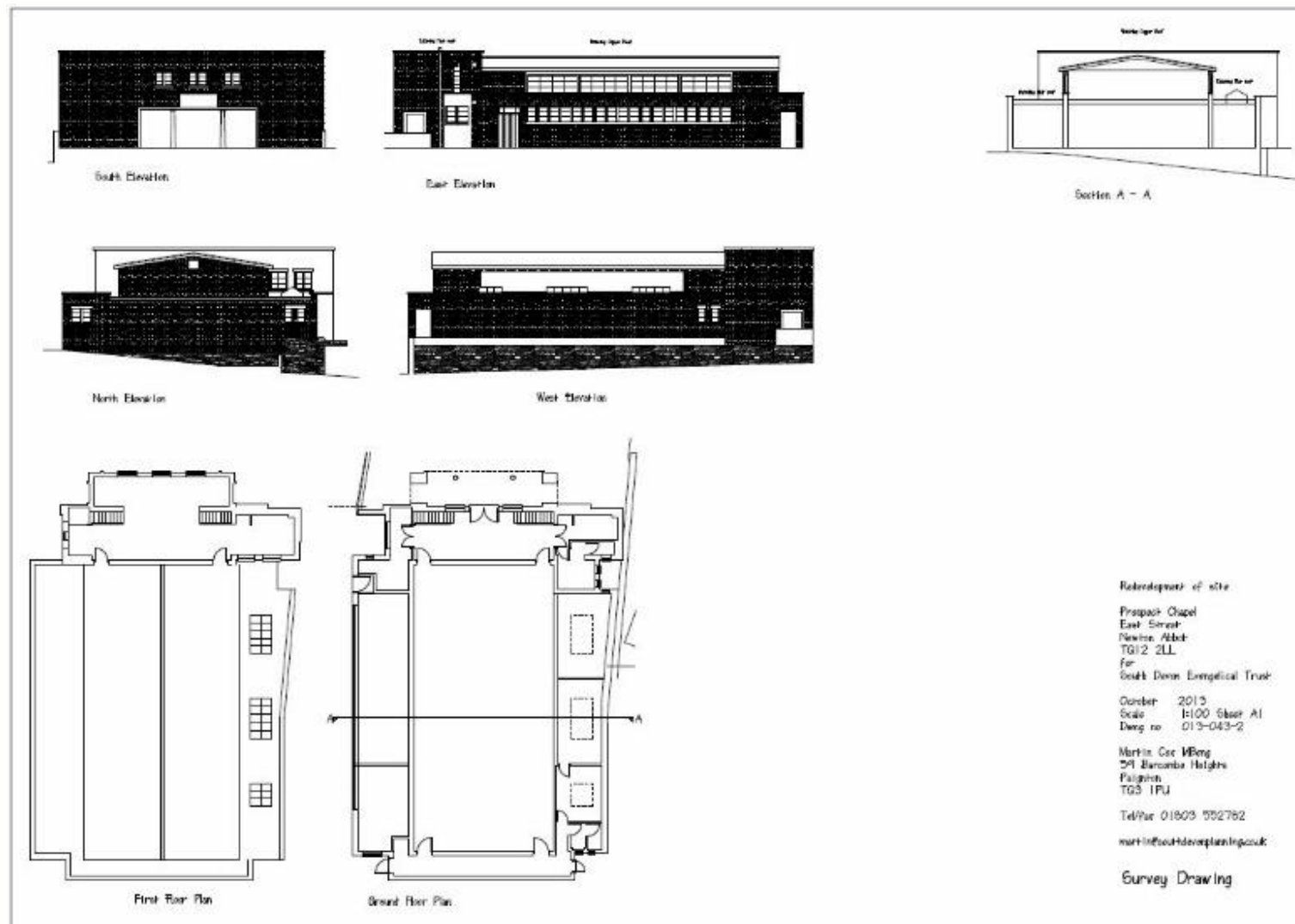
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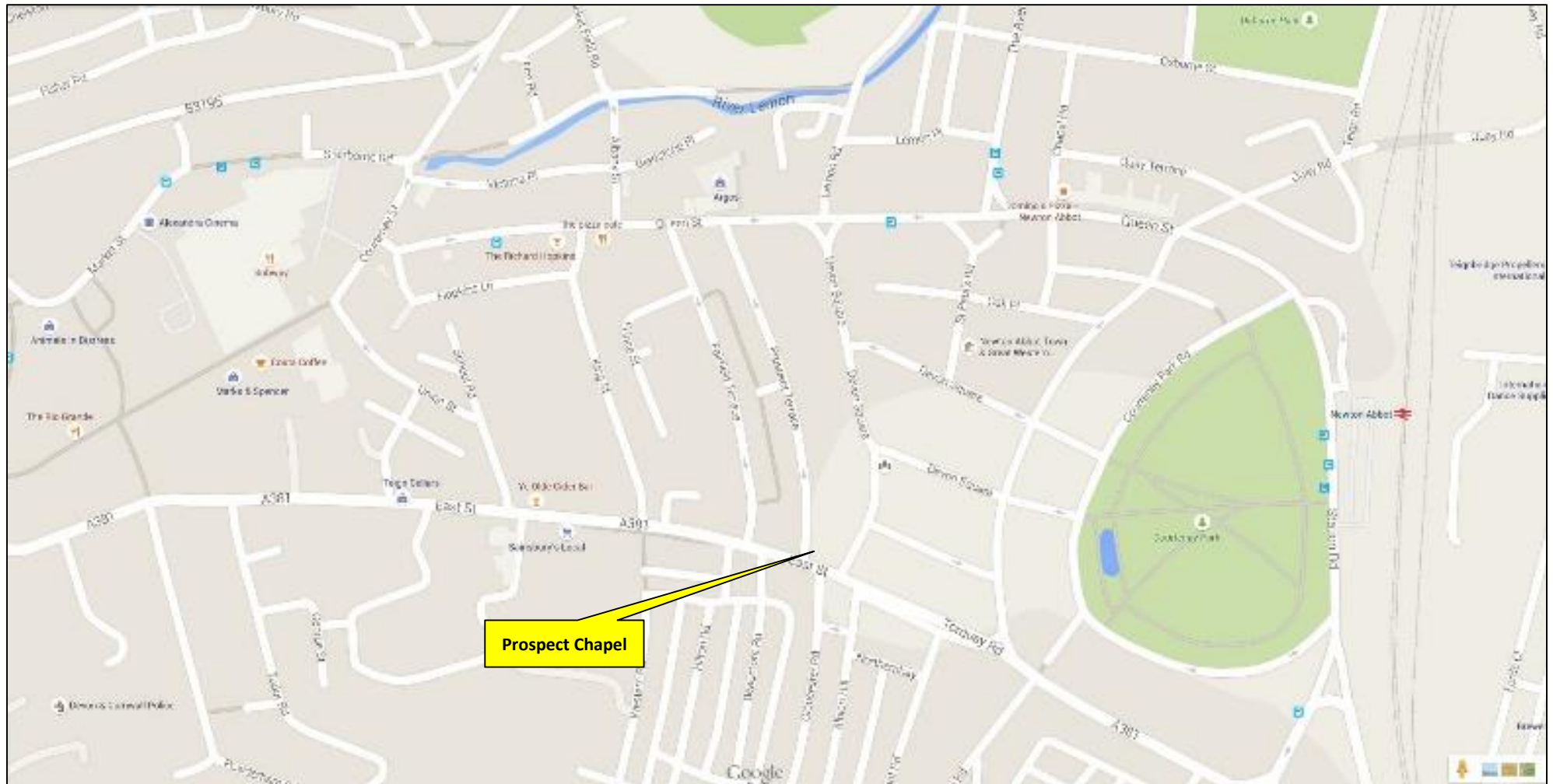
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