

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Stunning Roadside Development Site with detailed planning consent for an A1/ A2/ A3/ D1 Unit on the Ground Floor with Medical use above (if required) plus 35 allocated Car Parking spaces

**Noon
Roberts** 
PROPERTY CONSULTANTS



4 Northleigh House
Thorverton Road
Matford Business Park
Exeter, Devon EX2 8HF

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

Offers invited in excess of £200,000 for the Freehold of this prominent development site
Yannons Local Centre Brixham Road Paignton Devon TQ4 7BD

SITUATION AND DESCRIPTION

This is an unusual opportunity to acquire the freehold of a substantial development site totalling approximately 0.4 of an Acre with an excellent main road frontage to Brixham Road and adjacent to the recently completed ALDI food store. Close by is a Sainsburys supermarket and a McDonalds and KFC outlet. The site is located adjacent to this main road, and has planning consent for a Costa Coffee style outlet with small retail unit adjoining and a Dentist Surgery on the first floor with 35 car parking spaces. In addition, there has been planning consent granted for a two storey Doctors Surgery with Car parking. Offers are now sought on an unconditional basis for the Freehold of this well located site. The site may also suit other uses, subject to the necessary consents.

Paignton forms part of the Torbay conurbation and is a popular holiday and retirement destination. The total resident population of Torbay is approximately 135,000 and is boosted considerably during the summer months. Both Paignton and Brixham town centres are within an easy drive from the site, with it being located on a major link road and bus route. Paignton's Railway Station offers connections to Exeter and London Paddington, with the M5 Motorway accessed via the A380 dual carriageway from Newton Abbot to Exeter via Junction 30 of the M5 at Exeter. This then leads to the A30, A38 and the National Motorway network.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum dimensions are as follows: -

The site is located adjacent to the main Paignton to Brixham Road with a substantial and very visible frontage. The site adjoins the recently completed Aldi food store with a Sainsburys supermarket, McDonalds and KFC drive through close by. We understand the site totals approximately 0.4 of an acre.

The proposed building would offer the following gross internal areas: -

Coffee Shop -	148.8 sq.m (1,600 sq.ft)
Retail Area -	27.8 sq.m (300 sq.ft)
First Floor -	211.3 sq.m (2,274 sq.ft)
Car Parking -	32 Car Parking spaces plus 3 disabled spaces

PLANNING

Outline planning consent was approved on the 14th January 2016 for a "Mixed used building comprising two units at ground floor level (Use Classes A1/A3 and A1/A2/A3/B1a /D1 respectively) and a dental practice at first floor level (Use Class D1), with associated car parking, landscaping and highways works". A copy of this planning permission is attached for information, and a copy of the relevant Section 106 agreement is available on request.

Copies of the layout plans are attached for a Costa Coffee style unit which also incorporated an additional retail unit on the ground floor and a Dentist Surgery on the first floor. However, it would be possible to amend these to achieve a different layout or mix of accommodation, but the enclosed does establish a likely mix that is acceptable to the planning authority. In addition, there was previously a plan to locate a Doctors Surgery on the site which was a larger 2 storey building, this also obtained planning consent.

Interested parties are therefore encouraged to initially provide us with details of their proposals for consideration, prior to discussing these with the planners. However, purchasers will be required to satisfy themselves direct before completion with the planning department of Torbay District Council – 01803 201201.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC has not been requested in this instance as there is not currently a structure on the site.

ASKING PRICE

Unconditional freehold offers are sought in excess of £200,000 for the freehold of this well located and prominent development site adjacent to this busy main road with the benefit of planning consent for development. We understand that the purchase price will be plus VAT in this instance.

BUSINESS RATES

For further information on the Rateable Value or Rates payable of the site, or the building to be developed, please contact the Business Rates Department at Torbay District Council (01803 201201)

SERVICES

We understand mains water, drainage, gas and electricity are available to the edge of the site. However, you are requested to make your own enquiries of the relevant service providers to establish there is sufficient capacity 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 (0348)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

T. 01392 691007

M.07831 273148

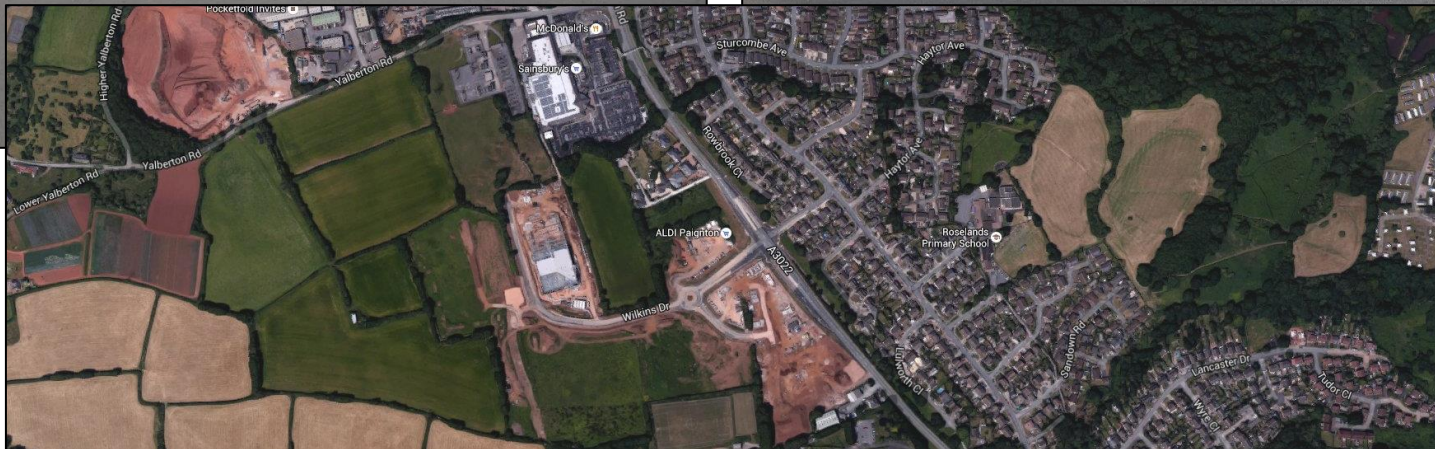
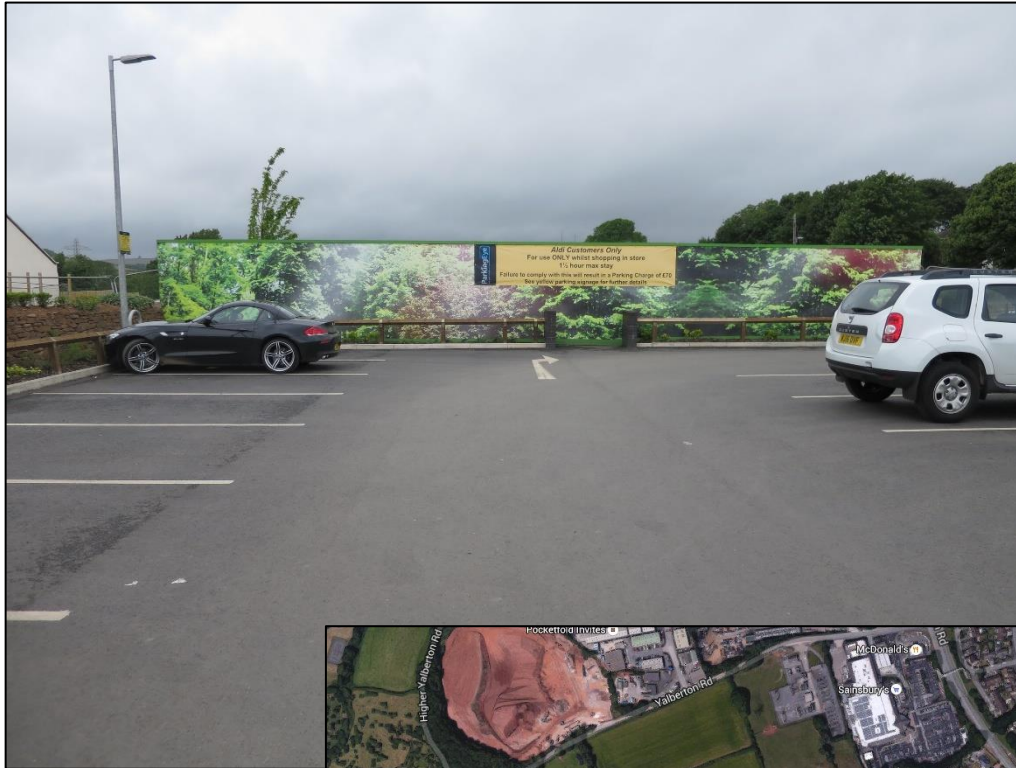
E. tn@noonroberts.co.uk



T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

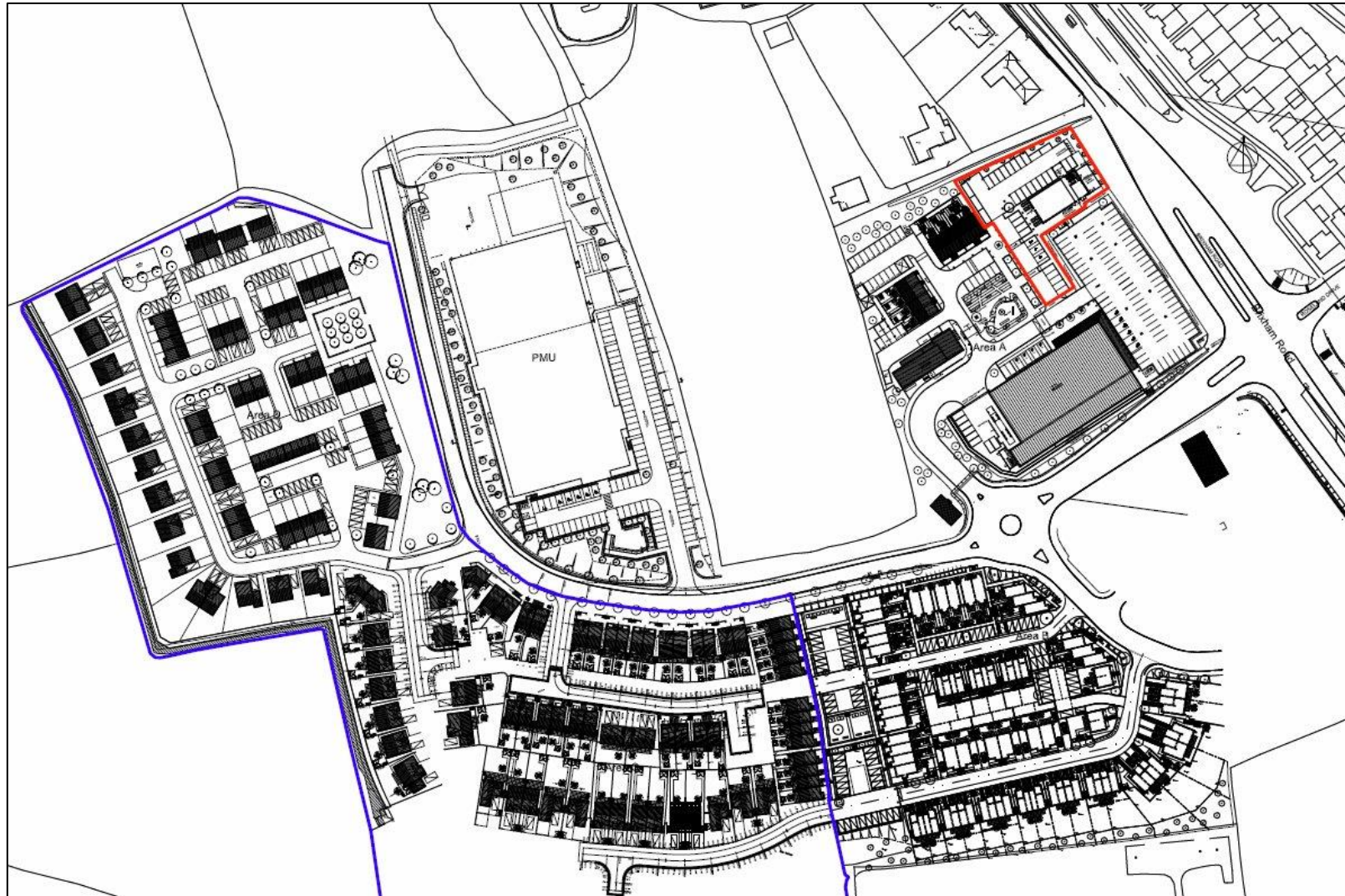


Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

T. 01392 691007

M.07831 273148

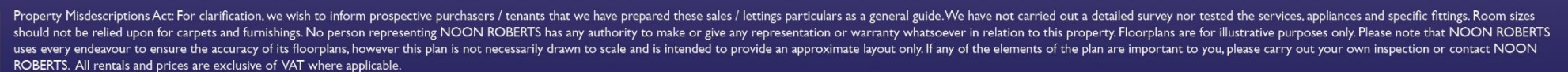
E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

E. tn@noonroberts.co.uk

**Noon
Roberts** | 
PROPERTY CONSULTANTS



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Application Number: P/2015/1127/PA

PLACE and ENVIRONMENT
Spatial Planning, Torbay Council
2nd Floor, Electric House, Castle Circus
Torquay TQ1 3DR
Phone 01803 207801

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND)ORDER 2015

Applicant:
Cavanna Homes (South West) Limited
C/O Agent

Agent:
Nathaniel Lichfield & Partners
Mr Lewis Conde
Helmont House
Churchill Way
Cardiff
CF10 2HE

In pursuance of its powers under the above-mentioned Act and Orders, Torbay Council as Local Planning Authority hereby PERMIT:

Proposed mixed used building comprising two units at ground floor level (Use Classes A1/A3 and A1/A2/A3/B1a/D1 respectively) and a dental practice at first floor level (Use Class D1), with associated car parking, landscaping and highways works.

at Yannons Local Centre Paignton TQ4 7BD

to accord with the application received 20 November 2015 and the plans and particulars submitted.

This permission is subject to the following standard condition:

The development to which this application relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990.

Additional Condition(s)

P1. The development hereby permitted shall be carried out in complete accordance with the approved plans listed below:

15029 L00.01 - (Version - C) - Date on plan: 16/11/2015 - Proposed Various received 17.11.2015
15029 L00.02 - (Version - A) - Date on plan: 12/11/2015 - Proposed Various received 17.11.2015
15029 L01.02 - (Version - A) - Date on plan: 16/11/2015 - Proposed Layout received 17.11.2015
15029 L01.03 - (Version - A) - Date on plan: 13/11/2015 - OS Map/Site Location received 17.11.2015
15029 L93.01 - (Version - A Softworks) - Date on plan: 16/11/2015 - Proposed Landscape received 17.11.2015
15029 L94.01 - (Version - A Hardworks) - Date on plan: 16/11/2015 - Proposed Landscape received 17.11.2015

Reason: For the avoidance of doubt and to ensure a satisfactory completion of development.

01. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Statement shall provide detail on how the construction phase shall be managed to limit any impact upon the wider Local Centre and highway network, to include:

- (a) the parking of vehicles of site operatives and visitors during construction
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (e) wheel washing facilities
- (f) measures to control the emission of dust and dirt during construction
- (g) measures to minimise noise nuisance to neighbours from plant and machinery

The approved Statement shall be adhered to throughout the construction period.

Reason: To safeguard the Local Planning Authority's rights of control over these details to ensure that the construction works are carried out in an appropriate manner to minimise the impact on the amenity of

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

neighbouring uses and in the interests of the convenience of highway users, in accordance with Policy DE1 of the Torbay Local Plan 2012-2030.

02. Prior to the commencement of development above Damp Proof Course an External Materials Schedule shall be submitted to and approved in writing by the Local Planning Authority showing full details of all external materials of the building, including specification, colouration and images.

The development shall proceed in accordance with the approved detail.

Reason: In the interests of design and in order to accord with Policies DE1 and DE3 of the Torbay Local Plan 2012-2030.

03. Prior to the first use of the building the car parking and cycle parking spaces, as shown on the plans hereby approved, shall be completed and made available for use by customers of the business premises.

At no time shall the spaces be restricted from the above stated public use unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a suitable form of development in accordance with Policy TA3 of the Torbay Local Plan 2012-2030.

04. Prior to the installation of any of the street furniture and fencing details, including materials and colour, of these shall be submitted to and approved in writing by the Local Planning Authority. The street furniture, gates and fencing shall be installed in accordance with the approved details.

Reason: In the interests of design and in order to accord with Policies DE1 and DE3 of the Torbay Local Plan 2012-2030.

05. Prior to the commencement of development above Damp Proof Course a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details on the number, location and species proposed, their size and planting and maintenance detail.

The approved detail shall be completed in full within the first available planting season following the first use of the building.

Reason: In the interests of design and residential amenity, and in order to accord with Policies DE1, DE3 and C4 of the Torbay Local Plan 2012-2030.

06. Prior to the commencement of development above Damp Proof Course details of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be served by the approved detail prior to its first

use and maintained as such thereafter.

Reason: In the interests of design and residential amenity, and in order to accord with Policies ER1 and ER2 of the Torbay Local Plan 2012-2030.

Informative(s)

01. In accordance with the requirements of Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order, 2015, in determining this application, Torbay Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved. The Council has concluded that this application is acceptable for planning approval.

The proposed development has been tested against the following policies of the Development Plan and other relevant material considerations and in the opinion of the Local Planning Authority the proposed development is not in conflict with these policies:

TC1 - Town Centres
TC2 - Torbay retail hierarchy
TC3 - Retail development
ER1 - Flood Risk
ER2 - Water Management
C4 - Trees, hedgerows and natural landscape features
DE1 - Design
DE3 - Development Amenity
TA1 - Transport and accessibility
TA2 - Development access
TA3 - Parking requirements

The applicant is advised that the granting of planning permission is a separate matter to that relating to the issue of restrictive covenants that may exist on the land. Such covenants protect private rights and benefits. They have not been a material consideration in the determination of this application. You should make your own enquiries relative to such covenants before proceeding to implement the approved development.

THIS IS NOT AN APPROVAL UNDER BUILDING REGULATIONS

Our Building Control Team will be happy to discuss your proposals to help you establish if Building Regulation Approval is required. Please contact Neil Palmer on 01803 208082

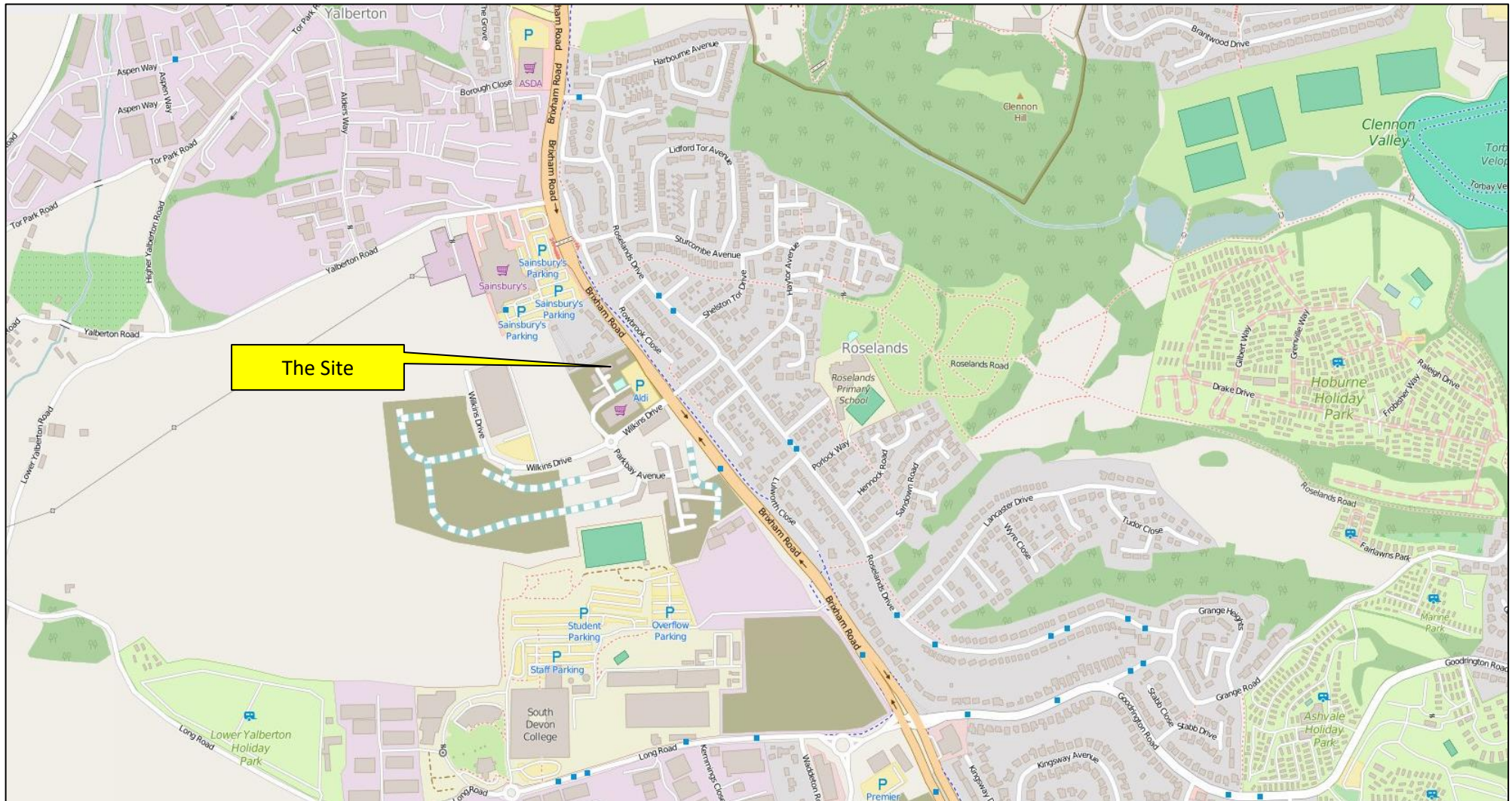

STEVE PARROCK

Executive Director
On behalf of Torbay Council
14 January 2016

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.