

DEVELOPMENT
INVESTMENT
COMMERCIAL

Gospel Hall on a site of 0.39 of an acre with planning consent for 3 detached houses, comprising two off 3 bedroom houses and one off 4 Bedroom House, all with gardens and parking

**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 £300,000 for this substantial Residential Development Site
Meeting Rooms Rowcroft Road Preston Paignton Devon TQ3 2RE

SITUATION AND DESCRIPTION

This is an unusual opportunity to acquire the freehold of a substantial development site totalling approximately 0.39 of an acre in a sought after residential area in Preston Paignton. The premises are currently used as a place of religious worship, having previously been a Telephone Exchange, and benefit from a sizable and level site with parking for some 50 cars. The site has recently been granted outline planning consent (Application Number P/2015/0822/OA) for the demolition of the Gospel Hall and the formation of 3 Residential Dwellings. The site is conveniently located off Rowcroft Road and close to Butland Avenue and Preston Down Road, close to the centre of Preston with its well established retail area and ease of access to Paignton and Torquay town centres. In addition, the premises could suit a variety of potential commercial uses including continuing as Religious meeting rooms, a Crèche, Offices or for Dance / Gym use, subject to the usual 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 Torquay town centres are within an easy drive from the site, with it being located close to a major link road and bus route. Paignton's Railway Station offers connections to Exeter and London Paddington, with the M5 Motorway network accessed via the A380 dual carriageway from Newton Abbot to Exeter via Junction 30 of the M5 at Exeter. The sea front and town are both within easy walking distance from the premises.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum dimensions are as follows: - **163 sq.m (1,754 sq.ft)**

The premises are accessed from the front Car Park into a

Reception Hall **5.19m x 4.53m (17'0" x 14'10") max**
Double doors from the front with access ramp providing disabled access. Suspended ceiling. Integrated LED lighting panels. Doors to

Main Hall **16.39m x 8.50m (53'9" x 27'10") max**
Spacious open space with concave floor providing seating for 255 people. Aircon units. Suspended ceiling with integrated strip lighting. Amplification system with built in speakers in the ceiling. Combined heating and cooling system which is currently not fully operational.

Gents Toilet
Comprising 5 Urinals and 2 WC cubicles with 2 wash basins.

Ladies Toilet
3 WC cubicles with 3 wash basins. 2 further cubicles have been removed to create Mother and Baby area.

EXTERNALLY

The building is well sited on the plot with 50 parking spaces arranged in the tarmacadam car park area, accessed from Rowcroft Road.

PLANNING

Outline planning consent was approved on the 27th July 2016 – (Application Number: - P/2015/0822/OA) for the demolition of the existing Gospel Hall and the construction of 3 Residential Dwellings. These comprise two 3 bedroom Houses and one 4 bedroom House, each with gardens and parking. However, Interested parties are encouraged to satisfy themselves of the planning position before completion with the planning department at Torbay District Council – 01803 201201.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC is not required for the premises in this instance, as they are currently used as religious meeting rooms and are exempt.

ASKING PRICE

Unconditional offers are sought in excess of £300,000 for the freehold of this well located development site in a convenient location and with the benefit of an outline planning consent for residential development. We understand that VAT will not be payable on the sale price.

BUSINESS RATES

For further information on the Rateable Value or Rates payable of the site 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 property. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed development.

VAT

We understand that VAT is not chargeable on the sale price.

LEGAL COSTS

Each party will be required to pay 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 (0360)

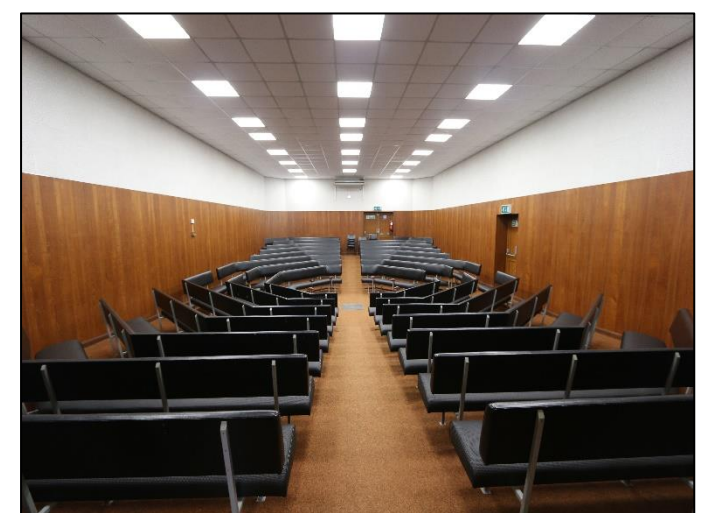


Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

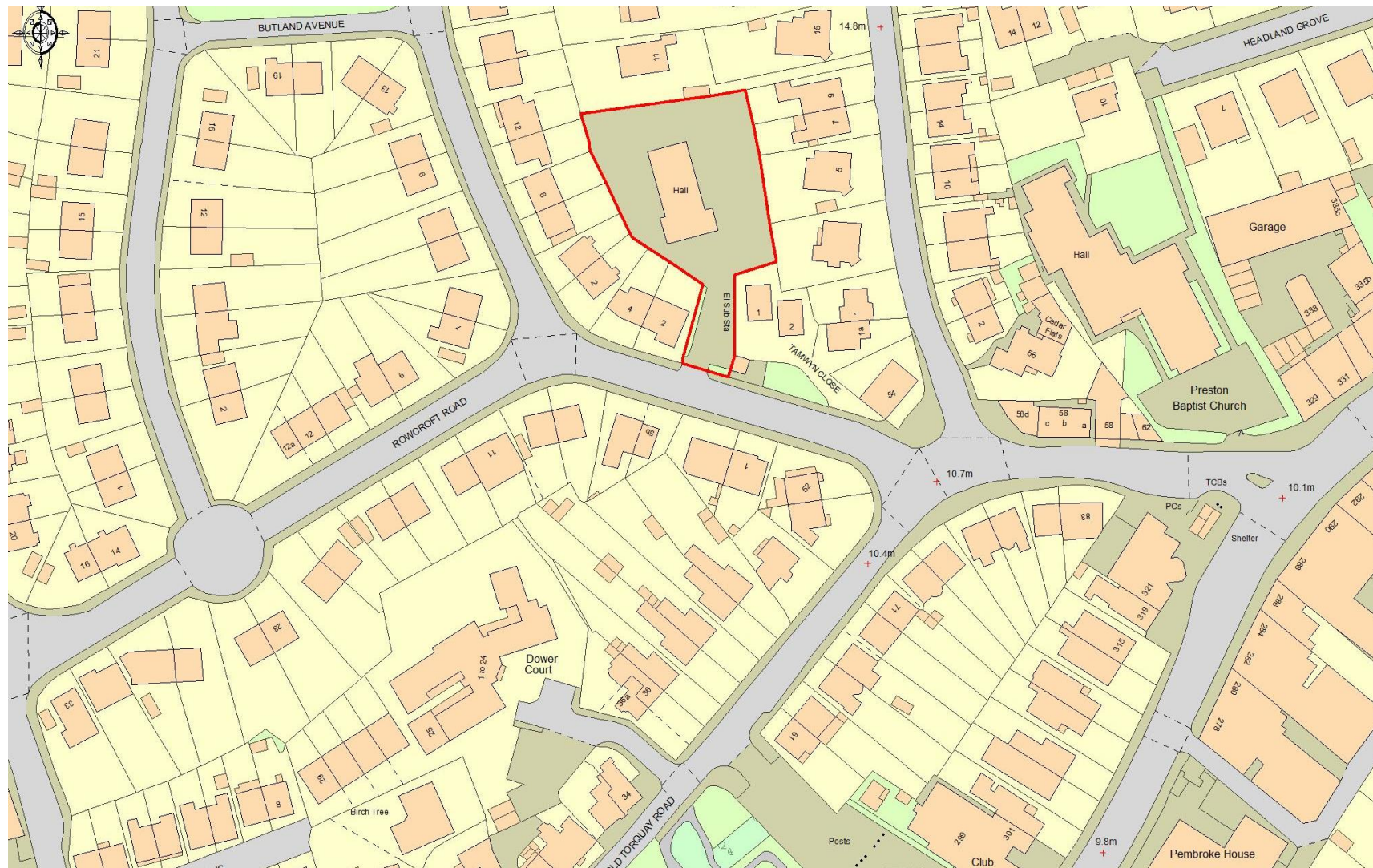
Web: www.noonroberts.co.uk



T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



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.

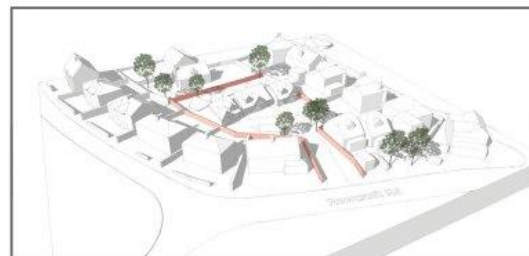
E. tn@noonroberts.co.uk



Proposed Site Plan scale 1:500

Schedule of Accommodation

Plot 1 - 3 bed dormer bungalow @ 1387sq ft
Plot 2 - 4 bed dormer bungalow @ 1578sq ft
Plot 3 - 3 bed dormer bungalow @ 1387sq ft



Proposed House Types
scale 1:100

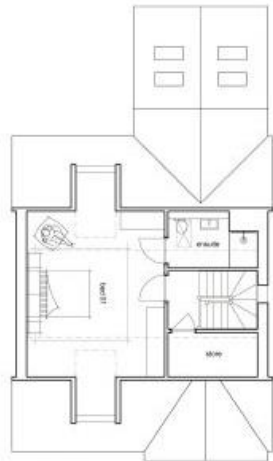
Feasibility Input (1:100 / 500 @ A1)
 Project Lead: *Argenti*

calderpeel fgp

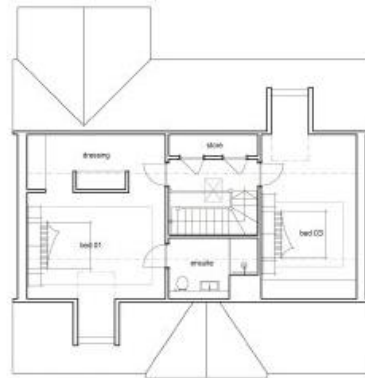
T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



type - A
452 sq ft
first floor plan



type - B
545 sq ft
first floor plan



type - A
925 sq ft
ground floor plan



type - B
931 sq ft
ground floor plan



front elevation



front elevation

Proposed House Types

scale 1:100

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Application Number: P/2015/0822/OA

PLACE and ENVIRONMENT

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

GRANT OF OUTLINE PLANNING PERMISSION

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

Applicant:

Preston Down Trust
Mr Laurence Buckley
c/o 10 Aspen Drive
Newton Abbot
Devon
TQ12 4TN
United Kingdom

Agent:

CSJ Planning
Mr Andrew Beard
1 Host Street
Bristol
BS1 5BU
United Kingdom

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

Demolition of Gospel Hall and formation of 3 residential dwellings (outline application)

at Gospel Hall Rowcroft Road Paignton TQ3 2RE

to accord with the application received 22 October 2015 and the plans and particulars submitted.

This permission is subject to the following standard conditions:

- that in the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission; and

- that the development to which this permission relates must be begun not later than two years from the date of the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 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:

- P2015-0822-2 - Date on plan: 18/09/2015 - Ecological Assessment received 22.10.2015
- 15088(FE)003 - Proposed Various received 11.03.2016
- CSJ-5129-001 - Date on plan: 17/08/2015 - OS Map/Site Location received 17.08.2015

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

01. Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

(i) layout;

(ii) appearance (including schedule of external materials to include hard-surfaced areas) and

(iii) landscaping (to include soft landscaping, boundary treatments and all means of enclosure)

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

02. The Access and Scale of the development to which the permission relates shall not be carried out other than in accordance with the following approved drawings only:

Drawing No: 15088(FE)003, Proposed Various, received 11 March 2016.

Reason: For the avoidance of doubt and in the interests of the appearance of the site and the amenity of neighbouring premises. In accordance with Policies DE1, DE3 and TA2 of the Torbay Local Plan 2012-2030.

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

03. The development shall not be occupied until the vehicle parking areas shown on the details to be submitted and approved under Condition 1 above have been provided and made available for use. The areas shall be kept permanently available for parking purposes to serve the development.

Reason: To ensure that adequate off-street parking is provided in accordance with saved Policy TA3 of the Torbay Local Plan 2012-2030.

04. No development shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority:

Evidence of how surface water will be dealt with in order not to increase the risk of flooding to surrounding buildings, roads and land.

The dwellings shall not be occupied until the approved surface water drainage system has been completed as approved and the said approved drainage system shall be continually maintained thereafter.

Reason: In the interests to adapting to climate change and managing flood risk, and in order to accord with policies ER1 and ER2 and paragraph 103 of the NPPF.

05. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area, and to accord with policy C4 of Torbay Local Plan 2012-2030.

06. Prior to the demolition of the building, bat friendly exclusion methods, as set out on page 7 of the submitted Ecological Survey Report dated September 2015, shall be implemented. A letter from a suitably qualified ecologist shall be submitted to the Local Planning Authority to confirm the implementation of the bat friendly exclusion methods.

Reason: To protect the wildlife on the site in accordance with Policy NC1 of the Torbay Local Plan 2012-2030.

07. No vegetation removal shall be undertaken during bird nesting season (March-September) unless a pre-works check is carried out by a suitably qualified ecologist to ensure that nesting birds are absent.

Reason: To prevent harm to nesting birds in accordance with policy NC1 of the Torbay Local Plan 2012-2030.

08. Details of bat and bird box installation (including details regarding number, type and locations of installation) shall be submitted to the Local Planning Authority and approved in writing before any development is commenced. The development shall accord with the approved details.

Reason: To protect the wildlife on the site in accordance with Policy NC1 of the Torbay Local Plan 2012-2030.

Informative(s)

01. In the reserved matters submission the applicant will need to demonstrate that there would be no loss of residential amenity to adjoining properties as a result of the development. The Local Planning Authority may consider that first floor dormer windows on the northern elevation of the dwellings would fail to meet the requirements of Policy DE3 (Development Amenity) in the Torbay Local Plan.

02. 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:

DE1 - Design

DE3 - Development Amenity

H1 - Applications for new homes_

SS8 - Natural Environment

SS12 - Housing

TA1 - Transport and accessibility

TA2 - Development access

TA3 - Parking requirements

NC1 - Biodiversity and Geodiversity

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

C4 - Trees, hedgerows and natural landscape features

ER1 - Flood Risk

ER2 - Water Management

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 Lewis Parker on 01803 208086


STEVE PARROCK
Executive Director
On behalf of Torbay Council
27 July 2016

NOTES FOR GUIDANCE

GRANT OF PLANNING PERMISSION

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

Your application for Planning permission has been granted. You must adhere to the details of the approved plans and comply with the conditions attached to the decision notice.

This decision is not a decision under the Building Regulations. It may be necessary to apply for Building Regulation approval. If you need further information about this you may telephone the Building Control Team on 01803 208086.

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

- 28 days of the date of service of the enforcement notice or
 - 6 months (12 weeks in the case of a householder appeal) of the date of this notice
- whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at

Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

or online at www.gov.uk/government/organisations/planning-inspectorate

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Section 76 of the Town and Country Planning Act 1990 requires that your attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970, the Code of Practice for Access for the Disabled to Buildings (BS 5810:1979) and Design Note 18 "Access for the Disabled to Educational buildings" in relation to buildings which the public will be admitted. Further information about this may be obtained from the Building Control Team on 01803 208086.

This permission does NOT include authority to execute any works within the boundary of the public highway, or in any way affecting the public highway, or the sewers system in the highway without the permission of the Highway Engineer. You may contact the Highways Team on 01803 207671 or the Drainage Team on 01803 207621.

Purchase Notices

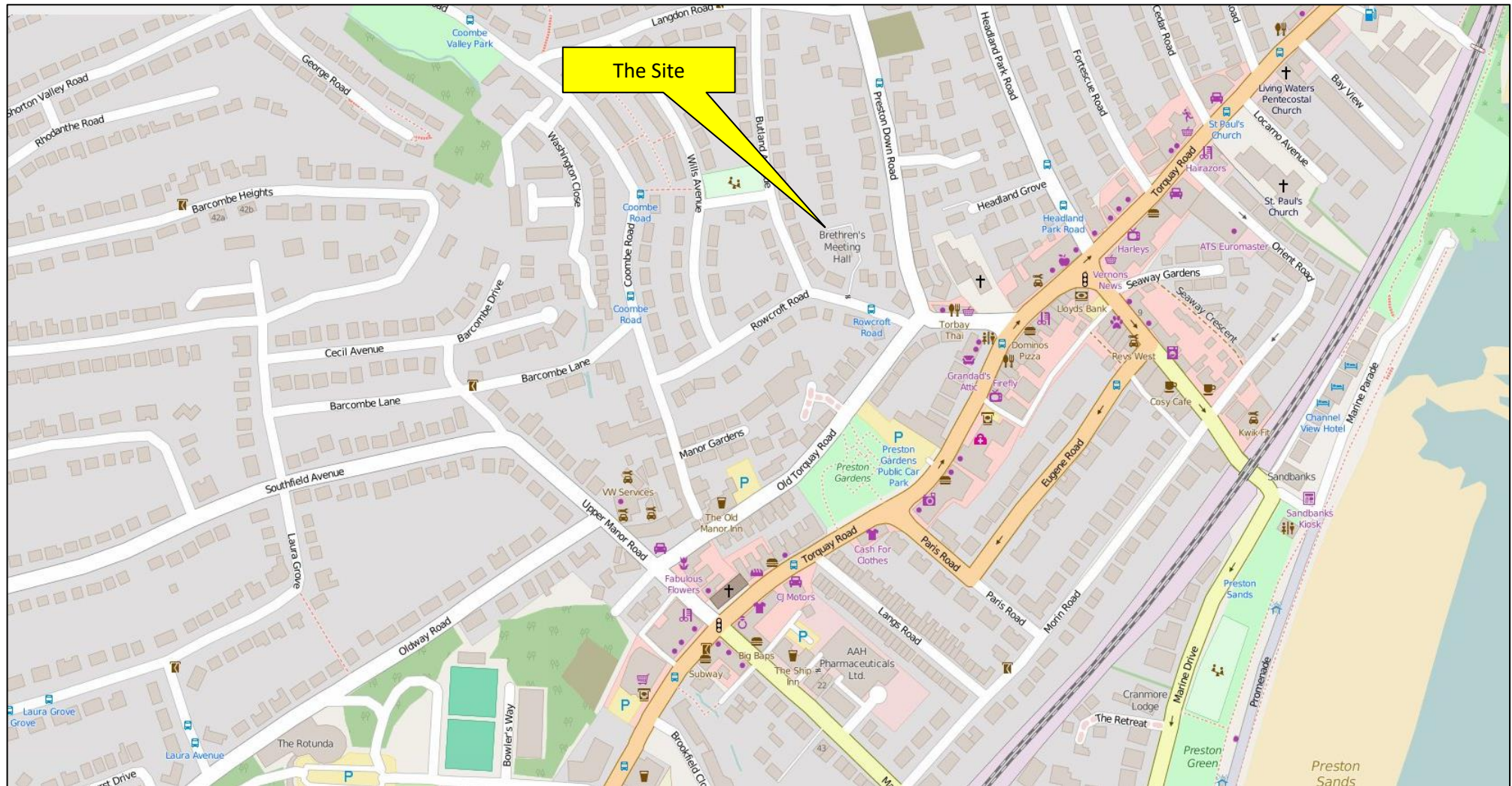
If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

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.