

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Substantial and well located dwelling on a site of 0.25 of an Acre
with Residential Development potential for Houses or flats
(Subject to the usual consents)

**Noon
Roberts** | 
PROPERTY CONSULTANTS



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**Offers are invited in excess of £465,000 for this well located potential Development Site
182 St Marychurch Road, Torquay, Devon, TQ1 3JT**

SITUATION AND DESCRIPTION

This is an unusual opportunity to acquire the freehold of a substantial 3 bedroomed House located on a large plot totalling approximately 0.25 of an acre in a prominent and sought after location in St Marychurch Road, close to the main Retail area and the recently developed Sainsbury's Store. The property is surrounded by sites that have been either converted or re-developed for apartments, with this site offering potential for either a small scheme of Houses or a more comprehensive development of Apartments, subject to the usual planning consents. The site is in a well-established residential location, with a level walk to the comprehensive local amenities that the precinct has to offer including a wide range of independent shops, national retailers and the Waitrose supermarket. Within a short walk are the picturesque Babbacombe Downs, Torquay Golf Club and many scenic coastal walks.

Torquay forms part of the Torbay conurbation and is a popular holiday and retirement destination. Torquay town centre is within an easy drive from the area with ease of access to the recently upgraded A380 Kingskerswell Bypass linking Torquay to Newton Abbot and then Exeter which links to the M5 motorway. Torquay's Railway Station offers connections to Exeter and London Paddington, with Exeter offering a National and International Airport and Plymouth to the south offering a ferry port with regular sailings to Northern France and Spain.

ACCOMMODATION

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

Approached from St Marychurch Road via a central entrance gate within an attractive stone wall. Sweeping driveway to a parking area.

Reception Hall 3.93m x 3.52m (12'10" x 11'6") max
Full height entrance hall with stairs to first floor. Part glazed door.

Sitting Room 4.29m x 3.95m (14'1" x 12'11") max
Dual aspect with bay window over looking the gardens to the front. Night store heater.

Dining Room 4.67m x 3.95m (15'4" x 12'11") max
Dual aspect with bay window overlooking front garden. Timber fireplace with tiled slips and tiled hearth. Night store heater.

Breakfast Room 3.95m x 3.30m (12'11" x 10'10") max
Window to side. Timber fire surround with tiled slips and tiled hearth.

Kitchen 3.68m x 2.44m (12'1" x 8'0") max
Stainless steel sink with twin drainer inset into worktops with cupboards below. Breakfast bar. Window to rear garden. Doors to ...

Wet Room
With tiled walls and electric Mira shower unit. Window. Radiator.

Toilet

Separate WC suite and wash basin.

FIRST FLOOR

Landing

Stairs rising from the entrance hall to an L shaped landing with door to small balcony area with decked floor.

Bedroom No 1 4.99m x 3.94m (16'4" x 12'11") max
Dual aspect with feature bay window. Electric night store heater.

Bedroom No 2 5.18m x 3.21m (16.11" x 10'6") max into bay
Dual aspect. Access to roof eaves. Night store heater.

Bedroom No 3 4.68m x 3.94m (15'42 x 12'11") max
Dual aspect with bay window to rear garden. Night store heater.

Toilet

Low level WC suite with window.

Bathroom

Panelled bath, vanity unit and shower cubicle with mixer shower. Tiled walls. Window. Night store heater.

Timber Workshop Building 10.9m x 2.5m (35'9" x 8'2") max
Currently used as a workshop area for the owners business plus small office area. Power and light.

EXTERNALLY

The building is well sited centrally on the plot with front and rear garden areas. The plot is level and the boundaries are well defined being stone walls to 3 elevations and a block wall to the fourth.

PLANNING

The property lies within the designated settlement limit for St Marychurch and is currently arranged as a single residential dwelling, therefore the principle of residential development is likely to be acceptable. However interested parties are required to make their own enquiries of the relevant authorities regarding their proposed use.

ASKING PRICE

Offers are sought in excess of £465,000 for the freehold with vacant possession on completion. Offers that are Subject to Contract only are preferred, but Subject to Planning offers will be considered. However, the Vendors will require them to be accompanied with full details of the proposal, any discussions held with the planners at Torbay District Council plus details of their professional team and their previous experience with such developments. Confirmation that funding is in place for the development will also be required.

If a conditional offer is proposed a conditional exchange of contracts will be required to secure the premises for the period required to allow the purchaser to obtain the necessary planning consent to discharge this condition. Full details on request.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested and will be provided on request.

VAT

VAT is not payable on the sale of this property.

SERVICES

We understand mains water, drainage 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.

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 (0390)



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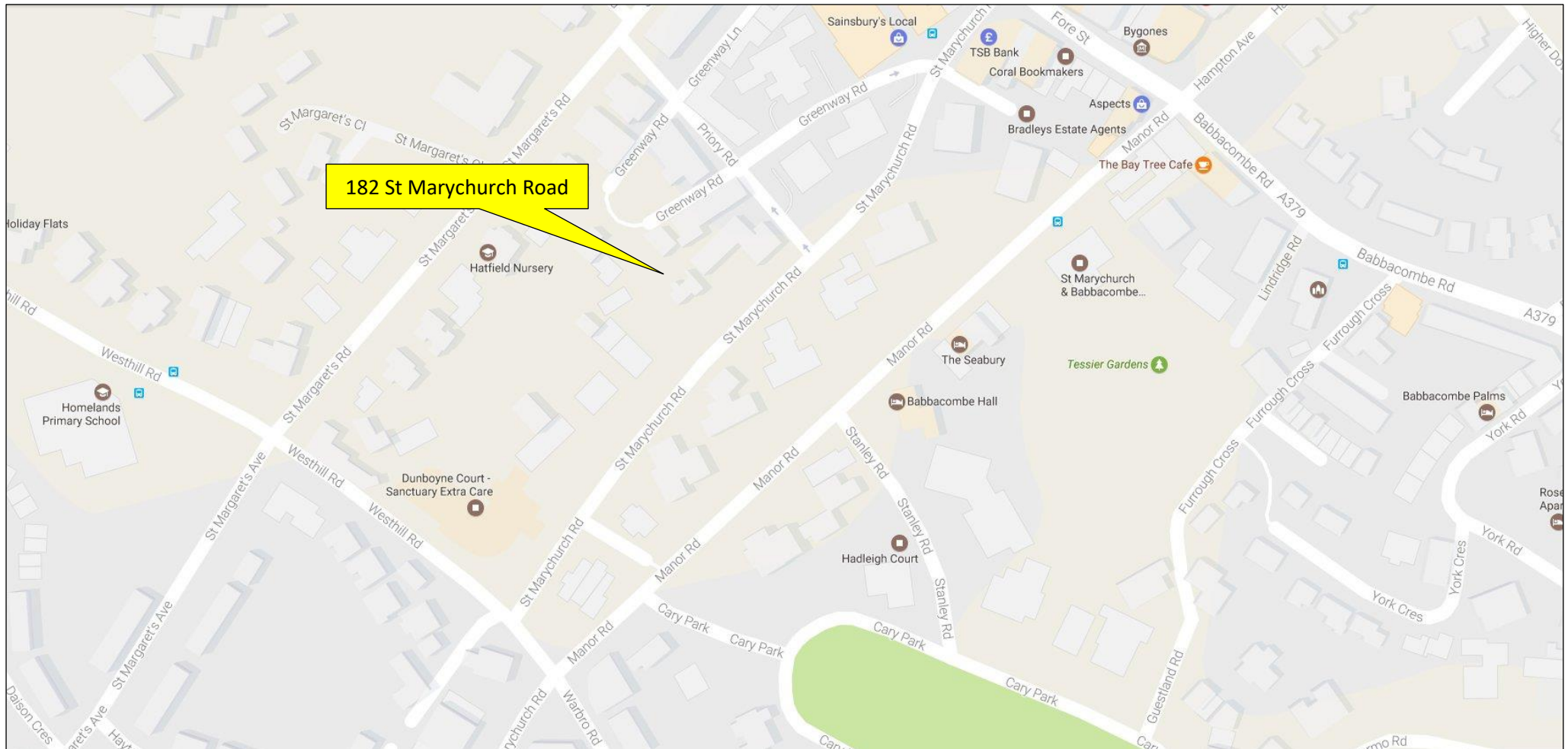


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