

FOR SALE

FREEHOLD RESIDENTIAL BUILDING PLOT WITH DETAILED PLANNING CONSENT FOR A DETACHED BUNGALOW

Approx 0.25 acres

Higher Erith Road
Wellswood
TORQUAY



An exceptional opportunity to acquire a single building plot in this favoured residential area with fine westerly views to Torquay Marina, Livermead and beyond.

ALL ENQUIRIES

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Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

The plot is elevated above Higher Erith Road which is a relatively quiet road with no parking restrictions. Whilst the plot itself has no on site parking, planning consent does provide for an impressive gatehouse style access complete with stairs and a lift. The situation provides fine open views towards Torquay Marina, and beyond to Livermead and the surrounding hills.

Torquay is a popular coastal resort which grew into prosperity during Victorian times. Together with the resorts of Paignton and Brixham, they make up the Devon Riviera which is renowned for its mild climate, safe bathing and excellent sailing and watersports facilities. The town centre offers a wide range of shopping and leisure facilities while the nearby Wellswood 'Village' provides the usual local amenities.

PLANNING

Detailed planning permission (Ref: P/2008/0155/PA) was granted by Torbay Council on 22 May 2008 for the construction of a distinctive detached single storey dwelling. Further details are available on request from the agents.

TENURE

The plot is offered freehold with vacant possession on completion.

METHOD OF SALE

This exceptional development opportunity is being offered for sale by private treaty.

PRICE

£110,000 for the freehold.

SERVICES

Interested parties are advised to make their own enquiries of the relevant statutory service providers.

VAT

All figures quoted in these particulars are exclusive of VAT where applicable.

LOCAL AUTHORITY

Torbay Council Roebuck House Abbey Road Torquay Devon TQ2 5DP (01803 201201).

DIRECTIONS

From Exeter and the M5 take the A380 signposted Torquay, proceed through Kingskerswell and follow the signs to Torquay Seafront and the Palace Theatre. Continue past the theatre on your right hand side to the Clock Tower and turn left into Torwood Street which in turn leads into Babbacombe Road. Continue up the hill and turn right into Ilsham Road and immediately right again into Higher Erith Road.

The plot is situated towards the end of the road on the left hand side after Maple Cottage and Brockett Hall Cottage. The plot cannot be seen easily from the road and access to it has to be arranged by appointment.

The post code of the plot is TQ1 2ND

VIEWING

Further details are available from the agents (for the attention of Mike Henderson)

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Higher Erith Road

SINGLE BUILDING PLOT AT HIGHER ERITH ROAD, WELLSWOOD, TORQUAY, TQ1 2ND



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Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE 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 DREW PEARCE.