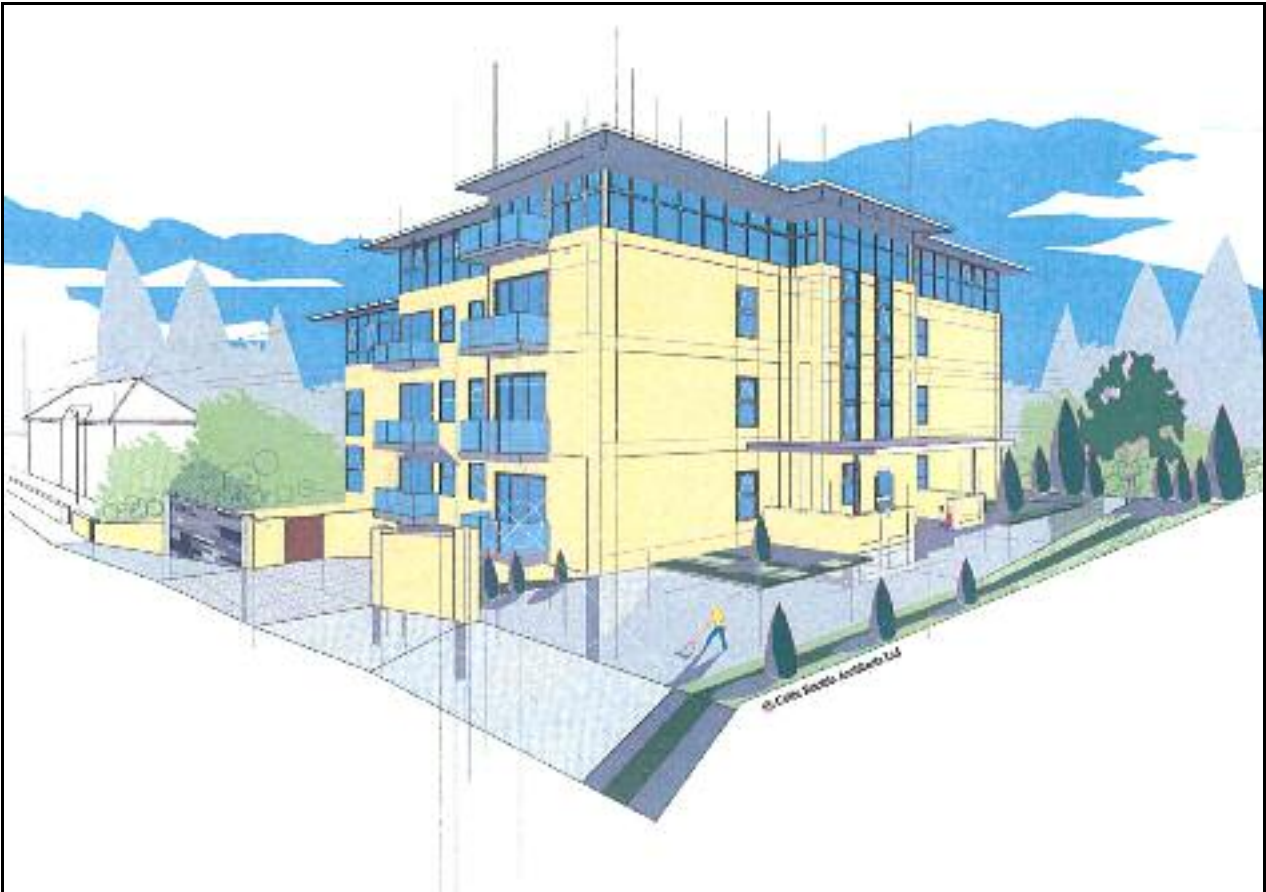


FOR SALE

**FREEHOLD RESIDENTIAL DEVELOPMENT SITE
WITH DETAILED PLANNING CONSENT FOR
21 APARTMENTS**

**Montpellier House (formerly The Knoll Hotel)
5 Winterbourne Road
TEIGNMOUTH
Devon**



An excellent opportunity to develop this prime 'ready to go' site which is conveniently situated for both the town centre and the seafront.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION

The site comprises the former Knoll Hotel and detailed planning consent has been granted for the demolition of the existing building and the construction of a four storey building comprising 21 apartments with no social housing requirement. Winterbourne Road is a residential cul de sac situated close to Teignmouth Community College and within easy reach of the town centre, railway station and seafront.

Teignmouth is a thriving coastal town and an historic port with a rich heritage situated at the mouth of the beautiful Teign Estuary. It remains a working harbour with fishing and leisure craft, large ships and other vessels entering and leaving the port. It retains all the attractions of a seaside town including an impressive Victorian pier. There are excellent sailing and watersports facilities and a host of local golf courses. The town itself has a relaxing ambience, particularly the 'old town' area with its picturesque streets, pedestrian precincts and open public spaces.

Teignmouth offers excellent communications including a mainline intercity railway station connecting with London (Paddington). The nearby A380 dual carriageway connects quickly to the M5 and the nearby cathedral city of Exeter.

DESCRIPTION

The scheme provides for a 4 storey building with secure lower ground floor parking and additional external reserved parking facilities. There will be a lift service to all floors and fine sea views from the upper levels (even the ground floor will be higher than the 1st floor of the neighbouring property). Apartment 17 will be considerably larger than the others and will take full advantage of the views.

In summary the accommodation will be as follows:-

Property No	Floor	Style	Aspect	Size m ²
1	Ground	2 Bedrooms	West	49
2	Ground	2 Bedrooms	South and East	47
3	Ground	2 Bedrooms	East	54
4	Ground	2 Bedrooms	West	54
5	Ground	2 Bedrooms	East	55
6	Ground	2 Bedrooms	South and West	55
7	First	2 Bedrooms	East	49
8	First	2 Bedrooms	West	47
9	First	2 Bedrooms	West	54
10	First	2 Bedrooms	East	54
11	First	2 Bedrooms	South and East	55
12	First	2 Bedrooms	South and West	55
13	Second	2 Bedrooms	East	49
14	Second	2 Bedrooms	West	47
15	Second	2 Bedrooms	East	54
16	Second	2 Bedrooms	West	54
17	Second	3 Bedrooms	South, East and West	101
18	Third	2 Bedrooms	East	49
19	Third	2 Bedrooms	West	47
20	Third	2 Bedrooms	South and East	58
21	Third	2 Bedrooms	South and West	58
				1147

PLANNING

A planning application (reference 06/06054/MAJ) was granted on 17th October 2006 for the demolition of the existing buildings and the construction of a block of twenty-one flats. Full details are available on request from the agents.

An education contribution of £24,307.50 has been paid and work has been carried out on the construction of a retaining wall so that all pre-commencement conditions of the planning consent have been met.

TENURE

The site is offered freehold with vacant possession on completion.

METHOD OF SALE

The site is offered for sale by private treaty.

PROPOSAL

Guide Price of £750,000 for this 'ready to go' site.

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

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.





DIRECTIONS

Leave the A380 dual carriageway (linking Exeter with Torquay) taking the B3199 to Teignmouth. In the town centre and immediately before the railway station turn left into Shute Hill. At the T-Junction turn left and immediately right into Winterbourne Road. The site will be found on the left hand side. For those with satellite navigation the post code is TQ14 8JT.

VIEWING

The site can be viewed from the road at all times. The existing buildings are securely boarded and appointments should be made with the owners' agents, for the attention of Mike Henderson.

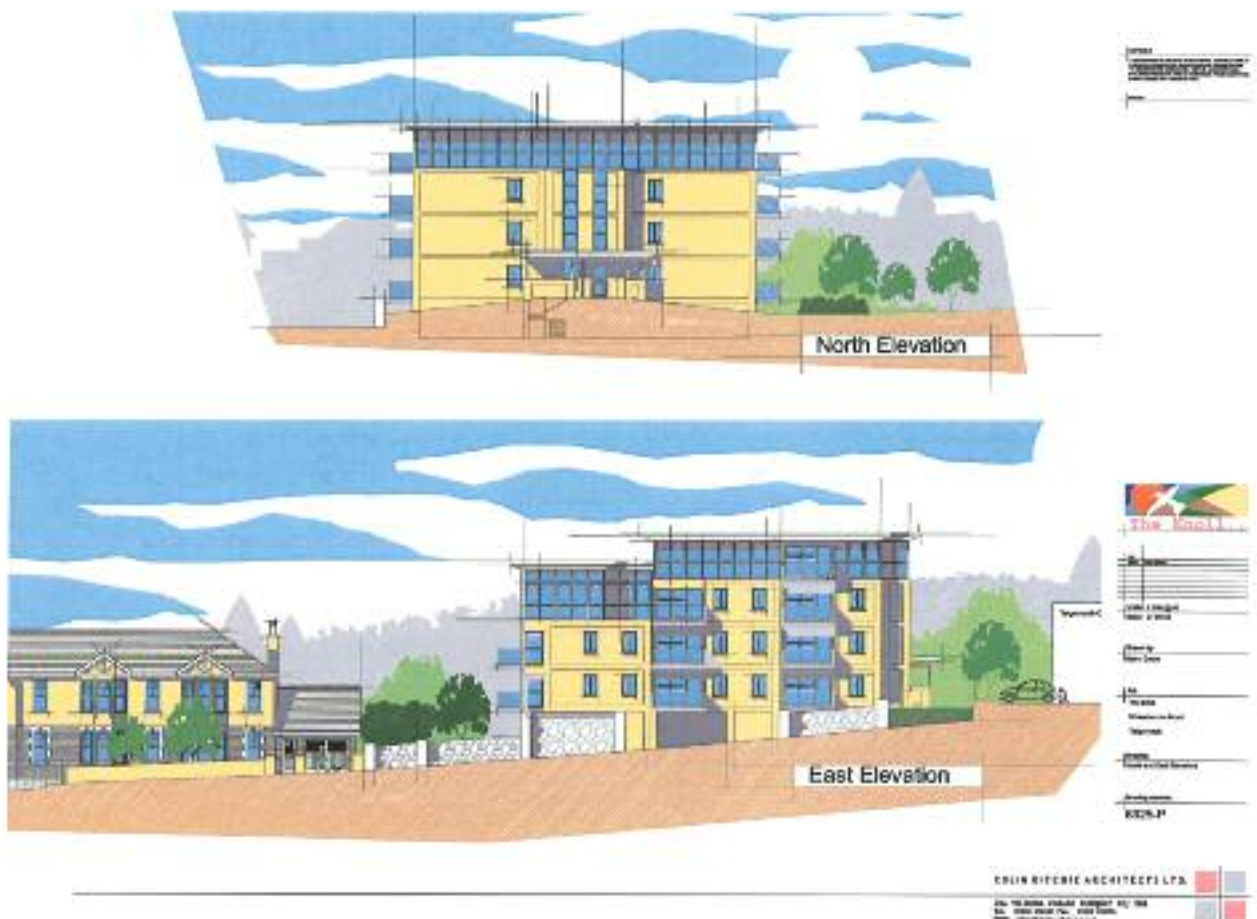


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Ref 60/2941



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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.