

Residential Development

37b Torquay Road, Newton Abbot, Devon, TQ12 2HZ



3D Planning Image



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**Development Opportunity for 3-Bed Detached House
Currently a Commercial Unit with Parking Area
Permission Granted for 3 Bedroom Detached House
Convenient Location in Popular Residential Area
Planning Application Ref: 23/01643/FUL**

LOCATION

Newton Abbot is a vibrant market town located in the heart of South Devon. The site itself is located in a central position in Newton Abbot, adjacent to Courtenay Park and a short walk from Newton Abbot's train station and Town centre.

The area is a popular residential location due to its proximity to the town centre amenities, parks and public transport options.

Newton Abbot benefits from outstanding connectivity, with its railway station providing regular services to the nearest cities of Exeter and Plymouth. The town is strategically located near the A380 and A38, ensuring convenient road access to Exeter, Torbay, and the wider Southwest region.

DESCRIPTION

The property is a former block of garages, converted into a singular commercial unit, with a parking area for 4 – 5 vehicles.

The site has had permission granted for demolition of the commercial unit and the creation of a 3-bedroom detached house.

Planning was granted in October 2024, full details of the planning application can be found on Teignbridge Council's planning portal, reference 23/01643/FUL.

Ref No: 5104

£1 50,000 Freehold

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SITE SIZE

Approximately 300m² (3,229 sq ft).

PLANNING REFERENCE

Full application details can be found on Teignbridge Council's Planning Portal, Reference: 23/01643/FUL.

UTILITIES

The site currently has gas, electricity, water and mains drainage connections.

TENURE

Freehold.

PRICE

An asking price of £150,000.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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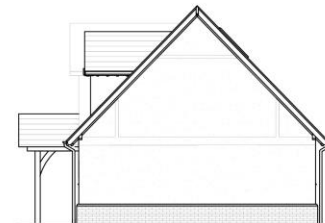
SOUTH WEST ELEVATION
Scale 1:100



NORTH WEST ELEVATION
Scale 1:100



NORTH EAST ELEVATION
Scale 1:100



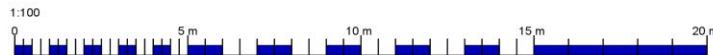
SOUTH EAST ELEVATION
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MATERIAL SCHEDULE

Walls - Painted render with brick plinth
Roof - Slate
Windows/Doors - Timber
Rainwater goods - Galvanised steel

PLANNING ISSUE



Rev.	Date	Description	Drawn	Chk
		Amendment	Drawn	Checked

CLIENT
Mr Gavin Brewer
South Devon Optical, 37b Torquay Road
Newton Abbot, TQ12 2HZ

PROJECT
Proposed New Dwellings
Proposed Elevations

DATE	DATE	DATE	DATE
AS SHOWN	A3	May '23	NM
NO	NO	NO	NO
NM/0921/0001		200-05	***

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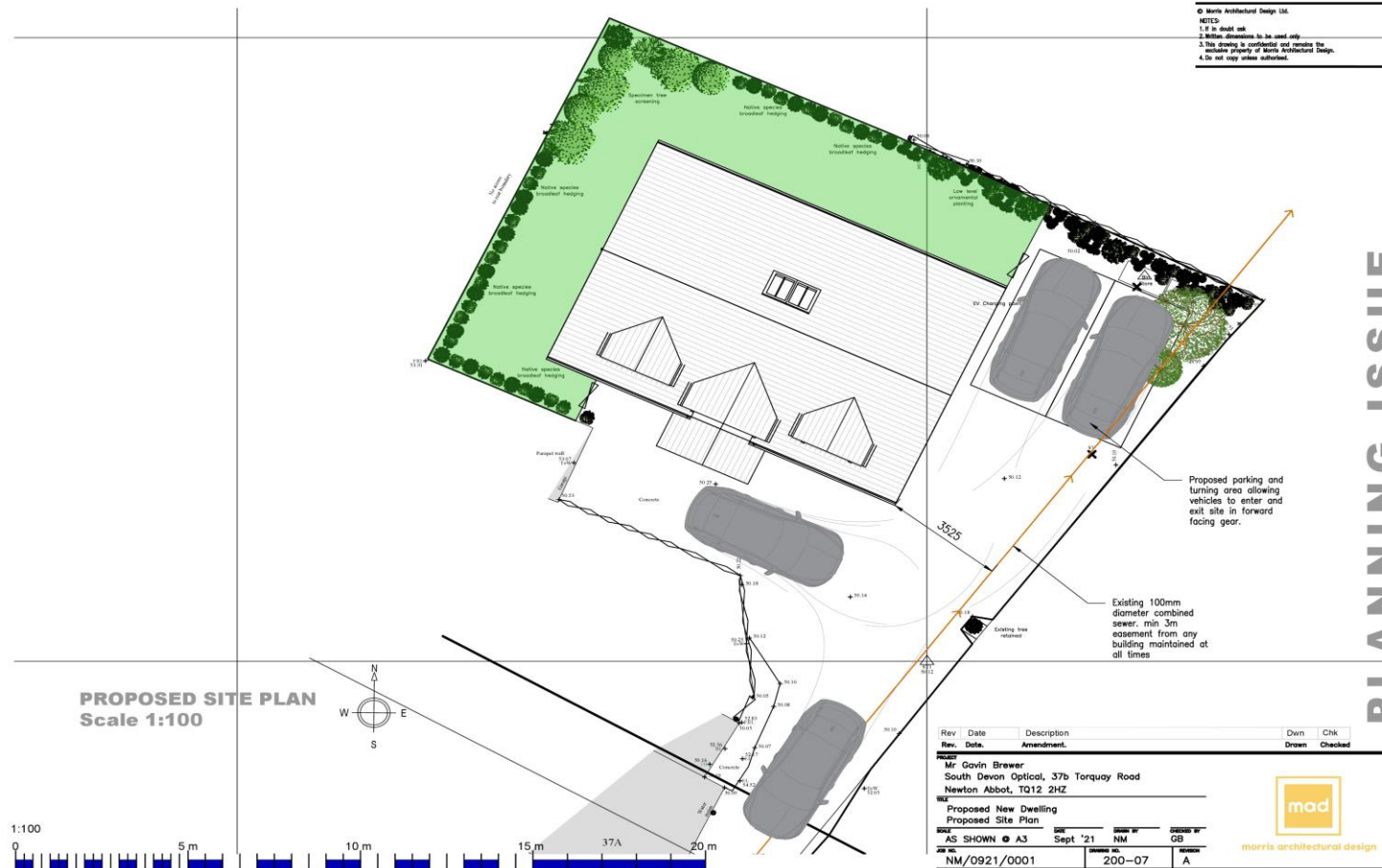
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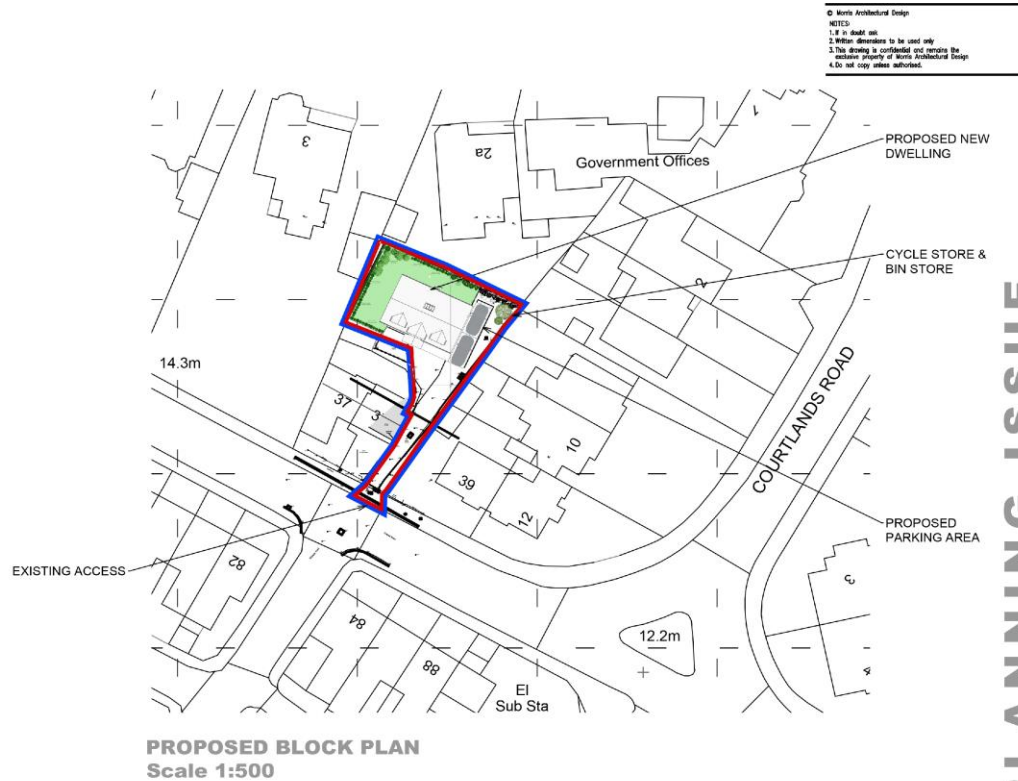
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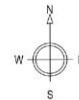
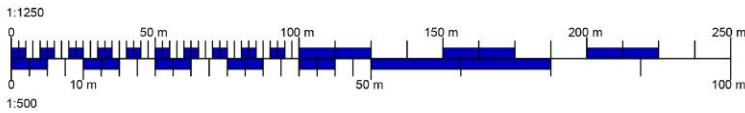


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EXISTING LOCATION PLAN
Scale 1:1250




— Ownership Boundary
— Site Boundary



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Mr Gavin Brewer
 South Devon Optical, 37b Torquay Road
 Newton Abbot, TQ12 2HZ
Proposed New Dwellings
 Site Location Plan and Block Plan
 AS SHOWN @ A3 Sept '21 NM GB
 NM/0921/0001 200-01 **


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PLANNING ISSUE

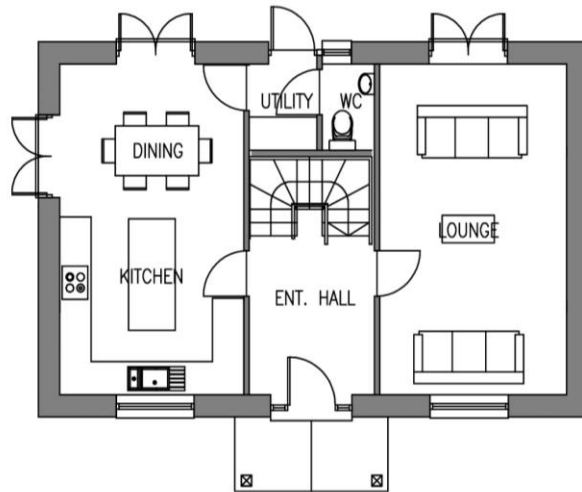
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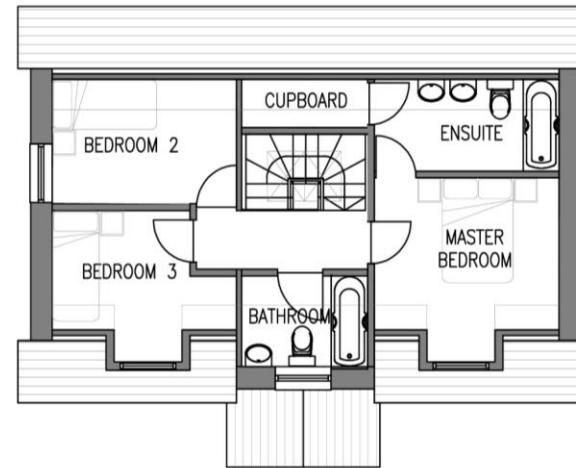


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GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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