



# Plot: Consented Grounds of Maxstoke Court

Middle Warberry Road, Torquay, Devon, TQ1 1RP



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**Single Dwelling Development Site with Full Planning Consent Granted**  
**Ultra-High Efficient 2 Bedroom Design**  
**Plot of Approximately 0.3 Acres**  
**Enviably Positioned in the Desirable & Valuable Warberries Area of Torquay**  
**A Superb Opportunity for Small Developer or Self Builder**

## LOCATION

The plot is situated between Middle and Lower Warberry in the Warberries area of Torquay. The Warberries is a popular, affluent and valuable residential property area - home to some of the towns finest Victorian villas as well as prestigious, modern residential developments.

The plot is gently sloping and has a sunny southerly aspect, with views over the surrounding area.

The Warberries is situated approximately 1 mile from Torquay harbourside and marina and a similar distance from the town centre.

Nearby local amenities are found in the popular Wellswood Parade: Known as 'Wellswood Village' the area offers a superb mix of high class convenience retail, pubs, restaurants, a primary school, church and other amenities.

The location is also ideally situated for the beautiful beaches of Ansteys Cove and Meadfoot, as well as the South West Coast Path, looping from Torquay around the Ilsham area towards Babbacombe and beyond.

Ref No: 4985

Offers in the Region of £200,000 Freehold

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## THE DESIGN

Planning consent has been granted for a single storey architect designed 2 bedroom house set into the terrace garden of the Maxstoke Court Villa.

Vehicle access is from the shared drive with Maxstoke Court (from which a parking space is allocated to the development).

There is also pedestrian access from Lower Warberry Road.

The development has been designed by renowned Architects, Kay Elliott, to be 'low or zero' carbon with rainwater harvesting, a green roof, super insulated walls roof and floors and triple glazed windows.

The plot itself extends to approximately between 1/3 and 1/2 an acre.

## PLANNING CONSENT

AP/2021/0071 (Alt. PP-08683894) Maxstoke Court Middle Warberry Road Torquay TQ1 1RP - Construction of single storey two bedroomed detached dwelling within grounds.

## SERVICES

To be confirmed.

## VIEWING

Viewing is by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

Interested in this property?

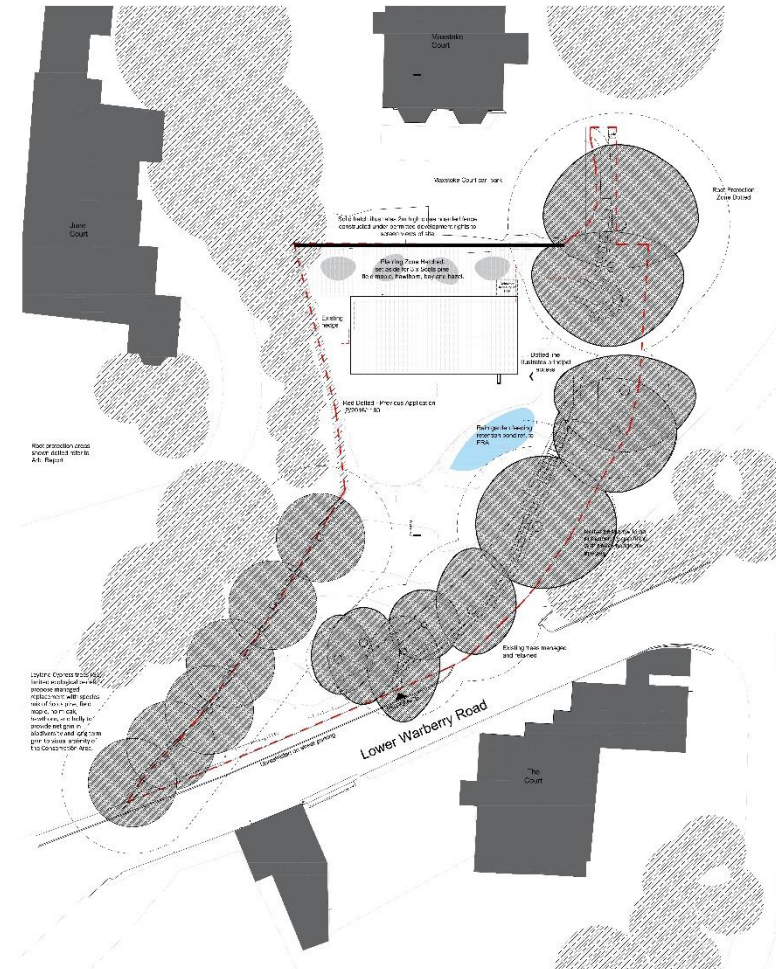
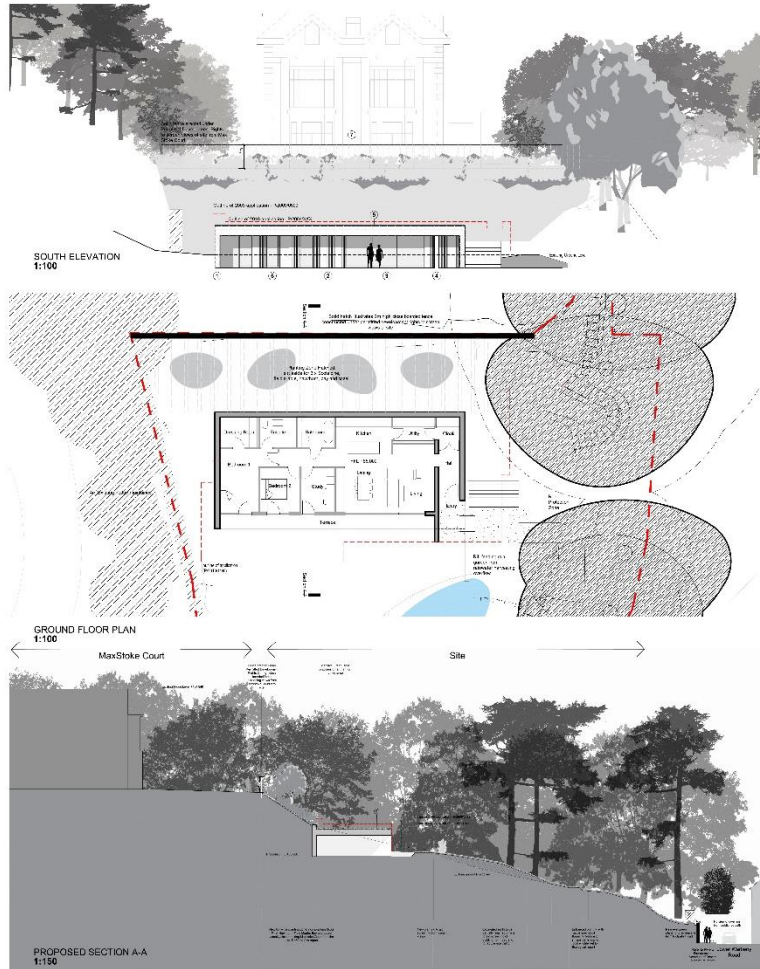
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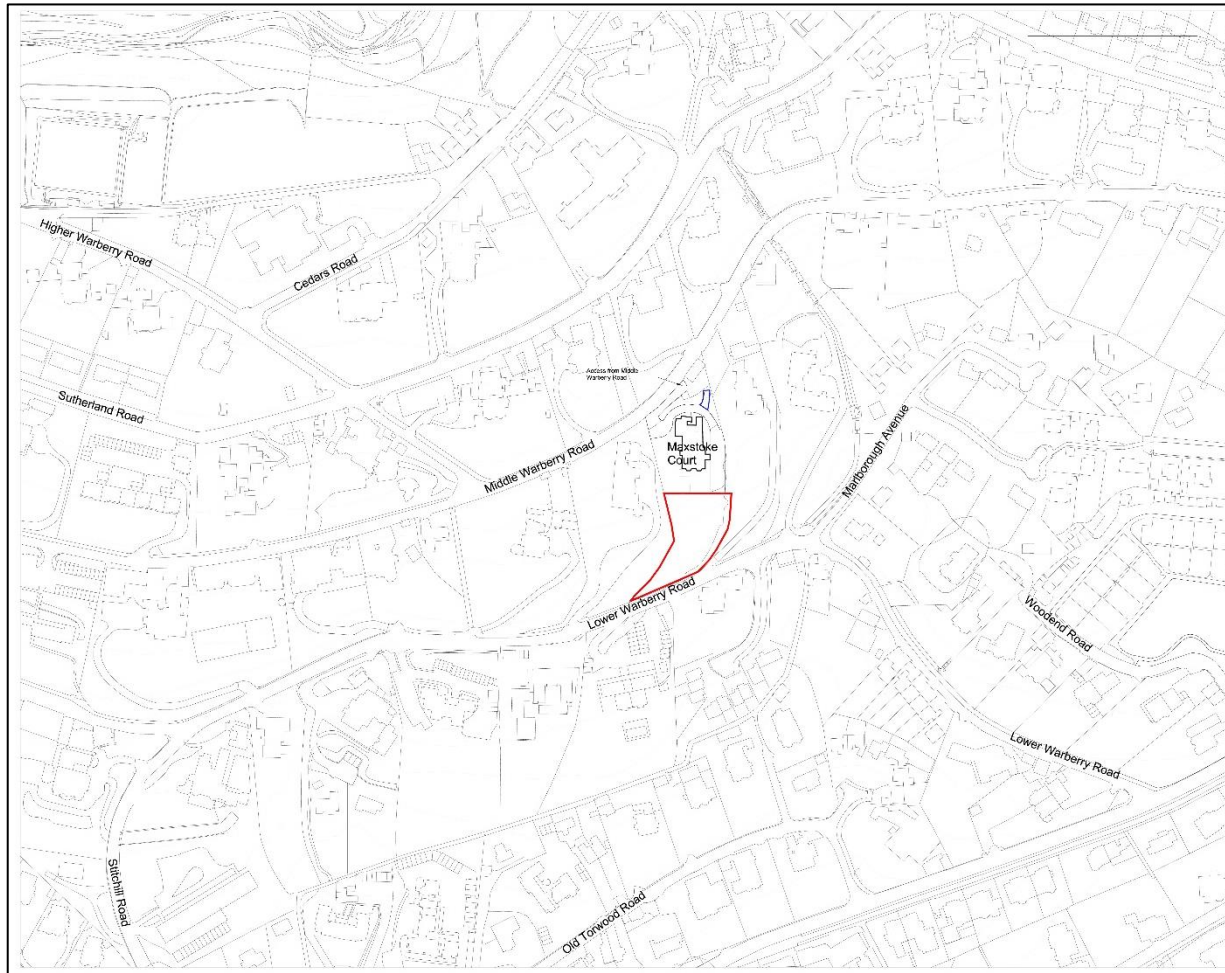
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29/30 Fleet Street  
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