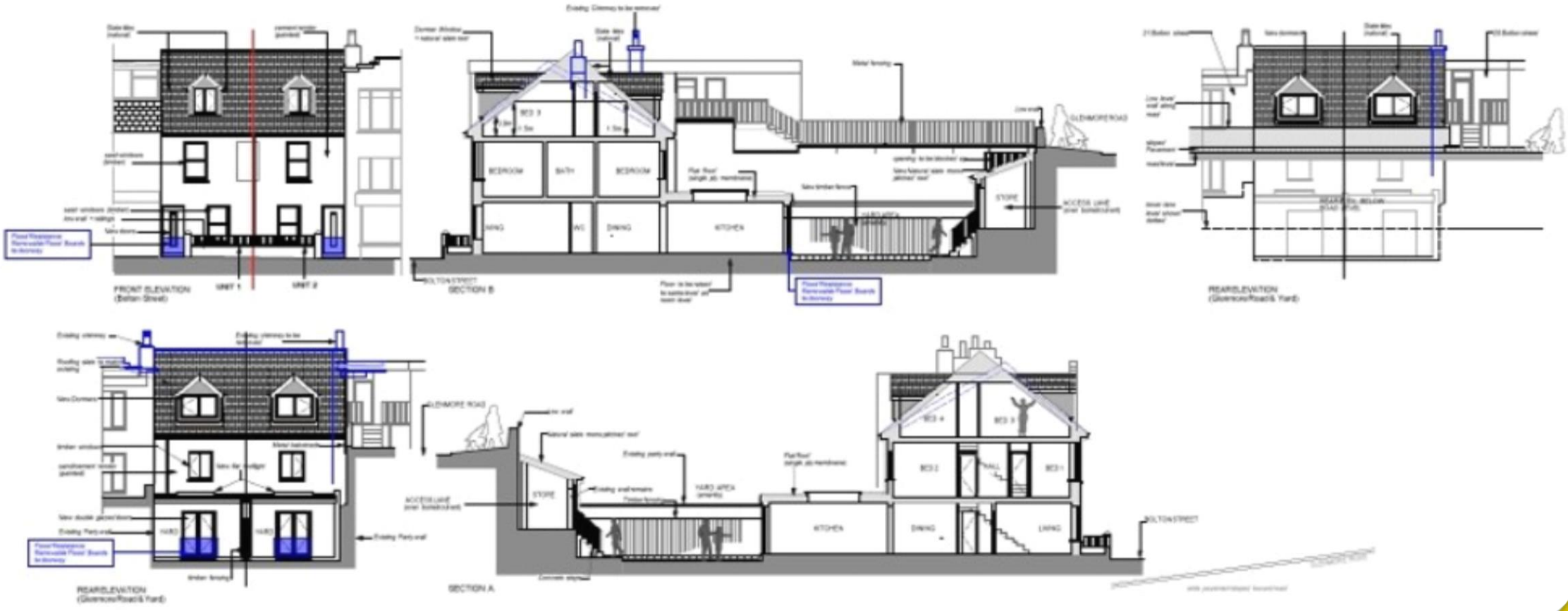
23 & 23A Bolton Street Development Site

Brixham, Devon, TQ5 9BZ



Bettesworths

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Development Site with Planning for Conversion to 2 x 3 Bed, Residential Dwellings

Prime Town Centre Location in Popular Coastal Town
Attractive and Affordable Opportunity for Developers/Investors
Scope for Build-to-Sell, Buy-to-Let or Holiday Let
Freehold Title Offered with Full Vacant Possession

LOCATION

Situated on Bolton Street, this property benefits from an accessible and central location just moments from the harbour, marina, and town centre. The surrounding area has seen a notable uplift, with continued regeneration of public spaces, infrastructure and harbourfront attractions. A blend of national retailers, artisan shops, cafes, and restaurants create a vibrant high street environment.

Brixham is a vibrant and historic harbour town located on the stunning South Devon coast, forming part of the renowned English Riviera alongside Torquay and Paignton. A long-established fishing port, Brixham continues to thrive both economically and culturally, combining traditional maritime charm with a strong sense of community and a growing reputation as a lifestyle destination. Its picturesque harbour, colourful cottages, independent shops, art galleries and acclaimed seafood restaurants attract a large tourist influx throughout the year.

The town connects easily via the A3022 to Paignton and Torquay, and further on to the South Devon Expressway (A380), linking to Exeter and the M5. Regular local buses run between Brixham and neighbouring towns. Paignton railway station—just 5 miles away—offers mainline services to Exeter, Plymouth, and beyond.

This strong mix of accessibility, year-round footfall and lifestyle desirability makes Brixham not only a sought-after place to live and visit but also an increasingly compelling location for property investors and developers alike.

Ref No: 5316

£195,000 Freehold

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Family Business
3 Generations
Since 1943

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DEVELOPMENT OPPORTUNITY
The property currently comprises:
- Ground Floor: Former retail/storage unit – currently vacant
- Upper Floors: Two-storey maisonette with private access

Planning permission has been validated under Ref: P/2023/0865 to "Redevelop the commercial ground floor and upper maisonette to form two new residential dwellings." This provides an excellent opportunity to:

- Deliver a dual dwelling scheme in a central location
- Capitalise on rising demand for town-centre housing
- Adapt or rework layouts (STP) for short-term lets, resale or hybrid use

PLANNING DETAILS
- Application Reference: P/2023/0865
- Validated by: Torbay Council – October 2023
- Proposal: Conversion of commercial and residential areas into 2 dwellings
- Planning Portal Link:

https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=externalDocuments&keyVal=S20FR6QIHWL00

TOTAL GROSS INTERNAL AREAS
Unit 1 (4B/5P) – 103.0sqm.
Unit 2 (4B/5P) – 103.0sqm.
NDSS (4B/5P) – 103sqm.

EPC RATING C

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

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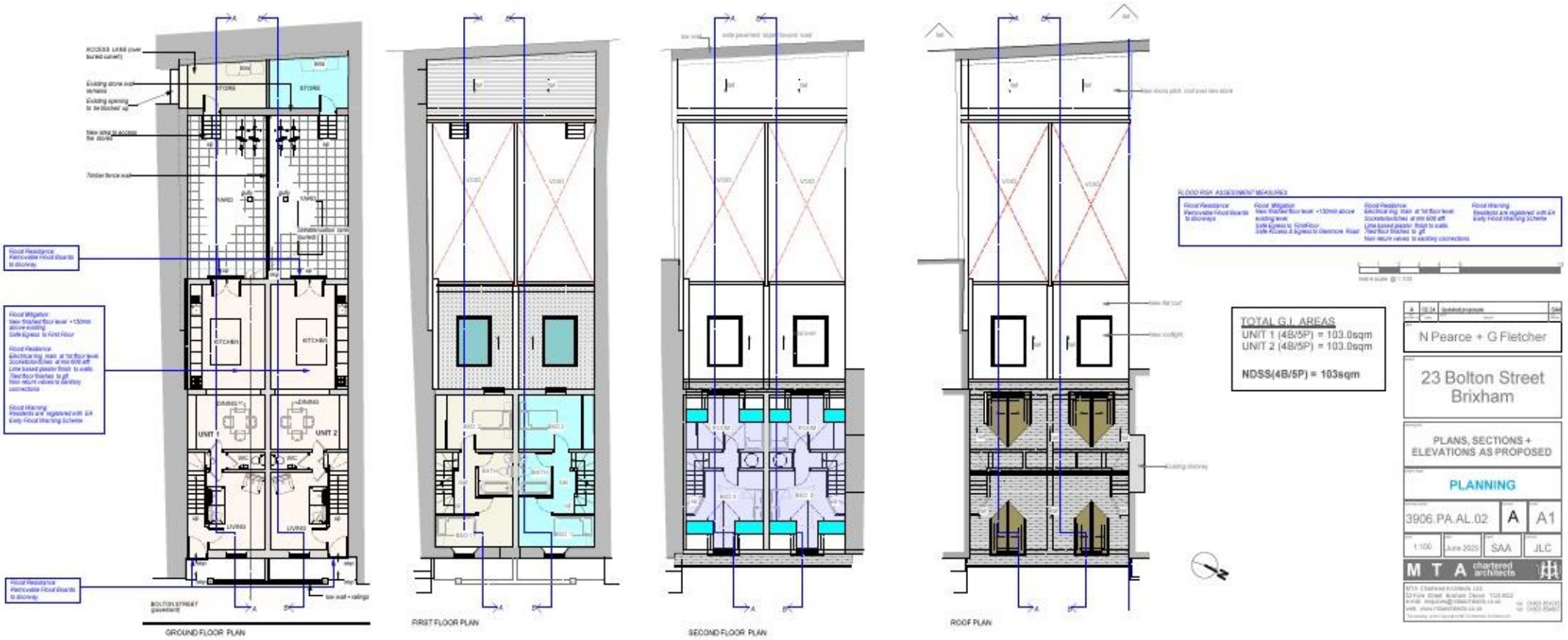

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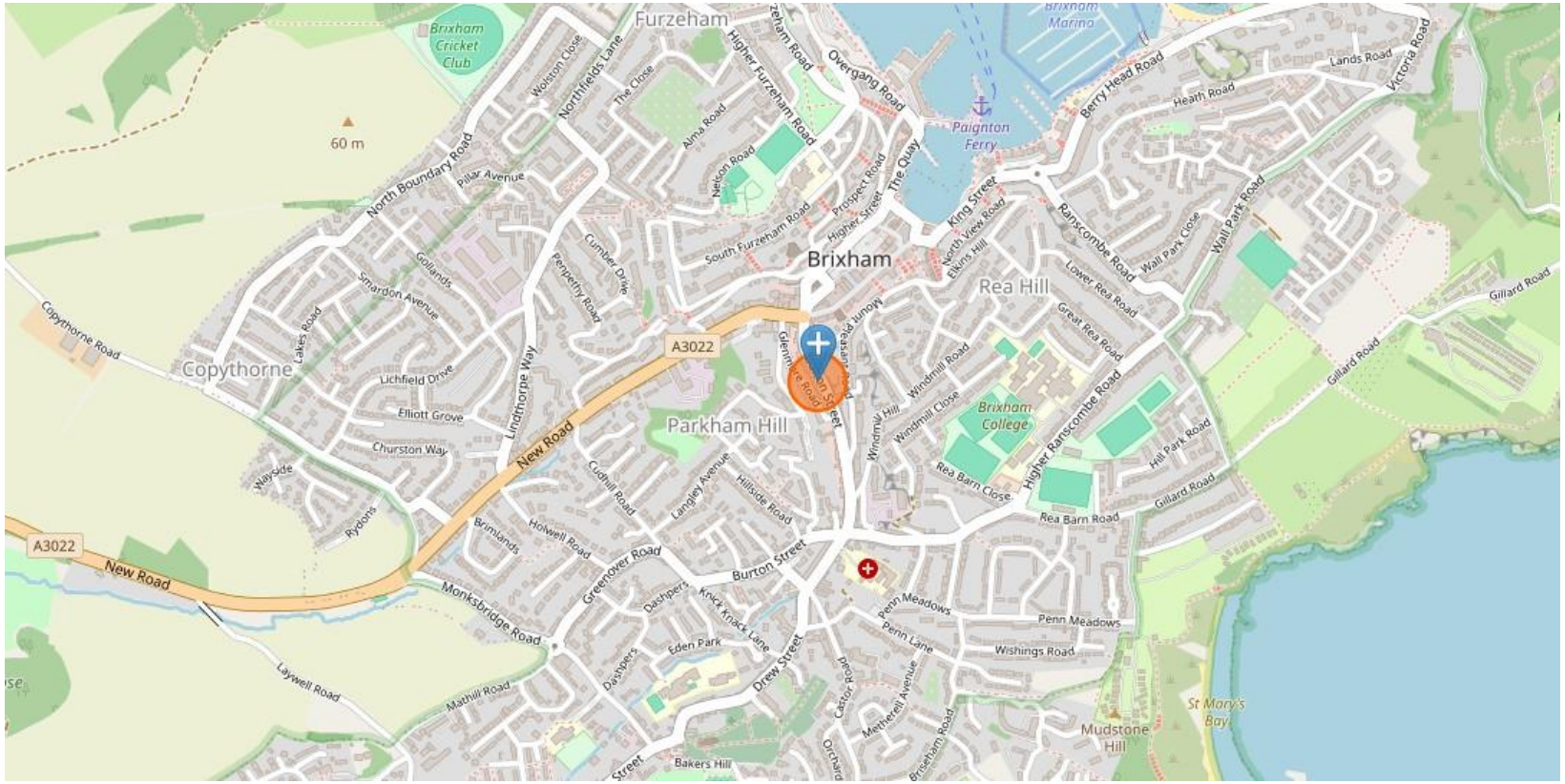

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB

IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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