

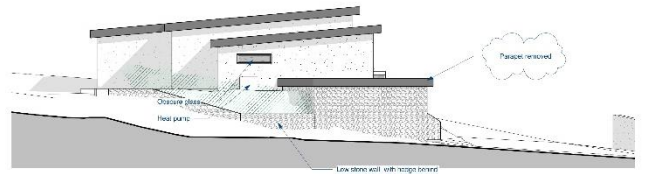
# Plot to the Rear of Highstead

Ref No: 3921

Bronshill Road, Torquay, Devon, TQ1 3HD



1 South  
1:100



2 West  
1:100



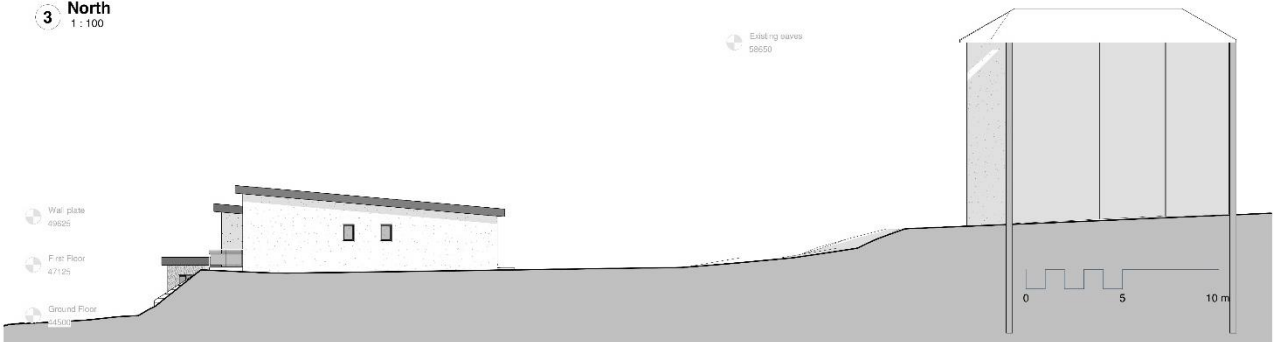
3 North  
1:100



5 3D view 1



6 3D view 2



4 East  
1:100

## Building Plot with Planning for Stunning 4 Bedroom Home

Level Plot with Elevated Views and a Backdrop of the Bay Behind

Southerly Aspect with Off-Road Parking and Garden in Sought After Residential Area

Planning Permission Granted – Ready to Develop

Rare Opportunity – Not to be Missed!

Guide Price £125,000 - £150,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

Torquay is a popular seaside town with a resident population of approximately 80,000, forming the largest town of Torbay. Torbay comprises Brixham, Paignton and Torquay and is often referred to as the English Riviera, a favourite of locals and tourists year round. Centrally positioned within Torquay, the site is a short stroll from the town centre and close to the residential/commercial suburbs of Plainmoor, St Marychurch and Babbacombe. With schools, shops and local amenities all nearby, this plot is in a superb residential location.

## DESCRIPTION

Planning has been granted for a substantial 4 bed house of a contemporary design with a southerly aspect, off road parking and a generous garden within a plot of approximately 630 sq ft. Divided over two floors, the current layout of this low carbon development proposes two bedrooms, living and kitchen areas on the first floor to capitalize on the impressive views the property will be afforded. Further bedrooms, utility spaces and garage spaces are located on the ground floor. Access to the dwelling is from the existing cul de sac of Henbury Close with off street, private parking for several cars at entrance level.

To appreciate the scale and presence of the site it is highly recommended that interested parties arrange a viewing with the Sole Agents, Bettsworths.

## PLANNING

Planning Reference: P/2020/0307. For further information, including plans, elevations and planning consent please visit [www.torbay.gov.uk](http://www.torbay.gov.uk) planning section and search by planning reference or address.

## VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with Sole Agents, Bettsworths. Tel. 01803 212021.



Interested in this property?

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**1 Site plan with landscaping**  
1 : 100

The hedge should be a double staggered row of trees 60-90cm between the rows planted at 30cm centres (± 5% per linear m). The trees planted singly should be base root 50-80 or 90-120 cm tall. Holly should be contained grown and protected with a mesh guard.

Trees should be of the following species and mix:

- Hazel 10%
- Field Maple 20%
- Blackhorn 10%
- Downy 10%
- Guelder rose 5%
- Holly 5%

All hedge/rose planting should be carried out in accordance with BS4428:1989  
All trees and shrubs to comply with BS 5936 Part 1:1992  
Planting should be in accordance with BS

**3D view 1 -**

**3D view 2 -**

**4 West street scene**  
1 : 200

**5 Section 2**  
1 : 200

**6 Section 3**  
1 : 100

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



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