



Development Site

Grange Road, Torquay, Devon, TQ1 1LE

Warberry Church of
England Academy

Bettesworths



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**Plot of Land with Outline Planning Consent for Development of up to 3 Dwellings
Clear Site Ready for Detailed Design – S106 Paid – No Affordable Requirement
Plans Drawn For 3 x 2 Bedroom Houses with Parking
Ideal For Developers or Self Build For Occupation, Sale or Letting
Biodiversity Net Gain Free – No Road or Infrastructure Requirements**

LOCATION

The land is located between Warberry Heights and Grange Road on the edge of the Warberries and Ellacombe areas of Torquay. The elevated position is expected to afford open views over Torquay towards Dartmoor.

PLANNING CONSENT

The land has outline planning consent for up to three dwellings (with all matters reserved) from 1st June 2022 under Application Number: P/2019/1331/OA. Link to planning application below.

<https://publicaccess.torbay.gov.uk/view/applicationDetails.do?keyVal=Q2NBJCQIGS300&activeTab=summary>

No Section 106 Agreement Obligations for purchaser.

Detailed design to be tailored to purchaser requirements.

Link to technical port which includes ground investigation, topographical survey etc.

Biodiversity Net Gain Free. No Road or Infrastructure Requirements.

Offers Invited on an unconditional basis.

Ref No: 4493

£100,000 Freehold

Interested in this property?

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NOTE:

All retaining elements will be subject to detail design and are indicative at this stage.

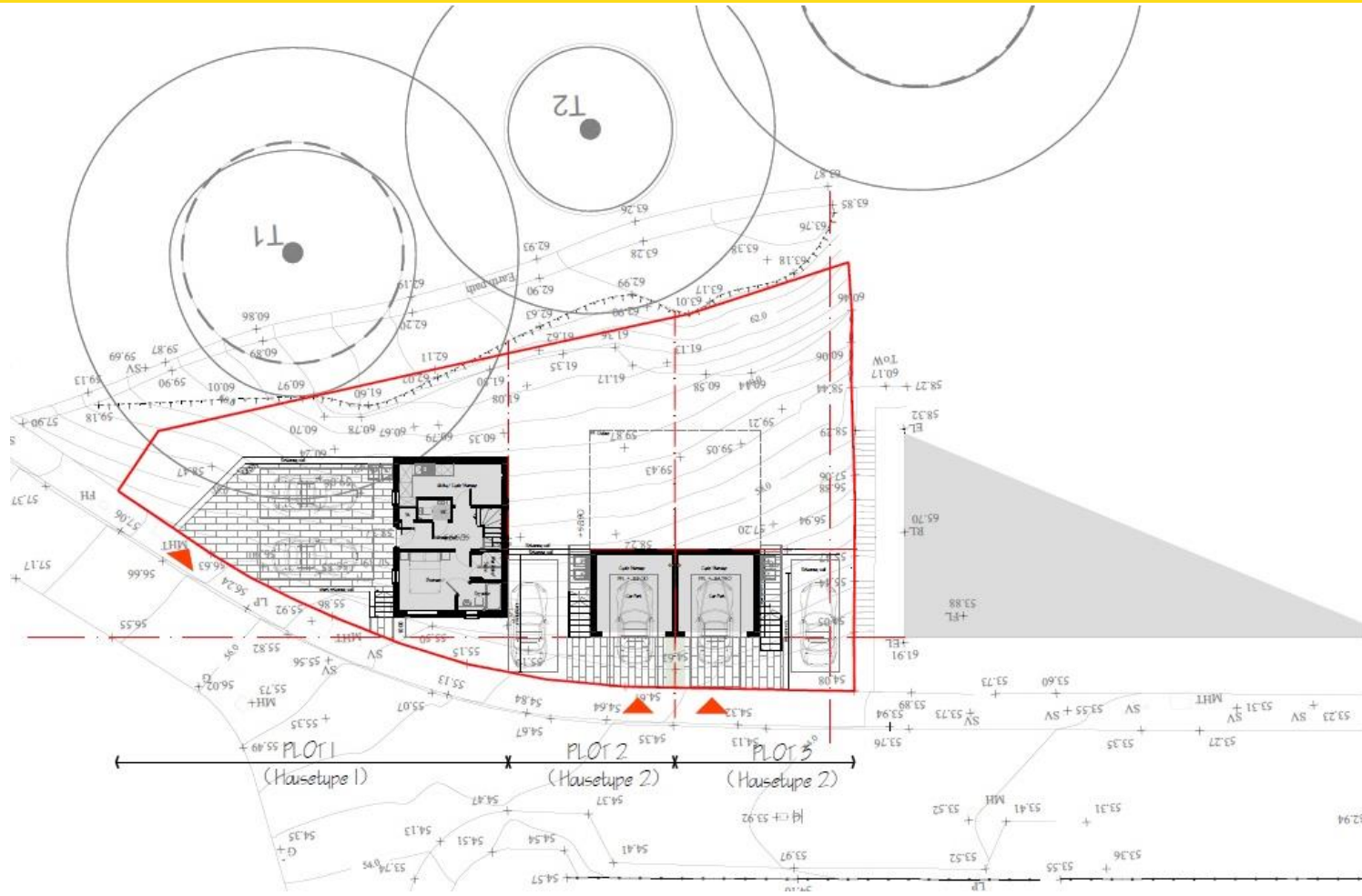


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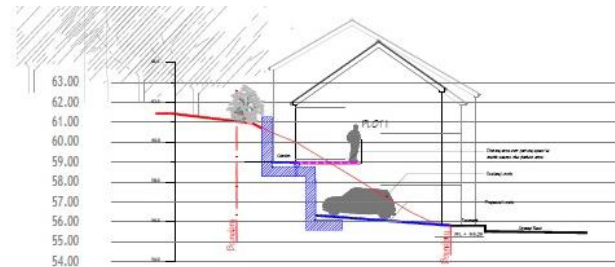
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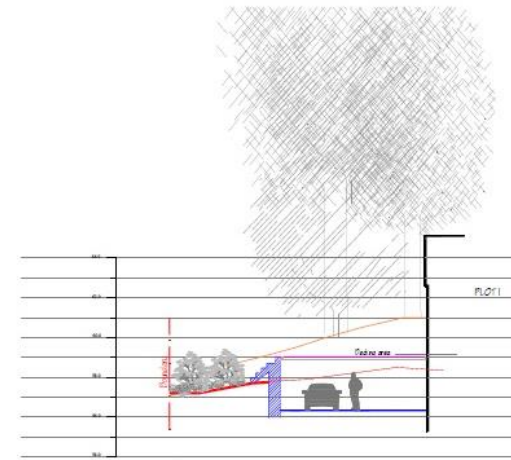
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Section 3-3



Section 1-1



Section 2-2

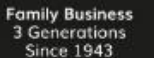
RANGE ROAD
posed Residential Development

KEY
— existing site gradient
— existing ground / Grange Road gradient
— proposed levels

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A horizontal number line with tick marks at 1.0, 2.5, 5.0, and 10.0. The segment from 0 to 2.5 is shaded gray.





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Land at Warberry Heights, to the South of Grange Road, Torquay, TQ1 1LE



0 50
Metres

Plan Produced for: Cavanna Homes (Cornwall) Ltd
Date Produced: 21 Jan 2020
Plan Reference Number: TORQM20021111155393
Scale: 1:1250 @ A4



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TQ1 1BB



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