



# Beechfield Building Plots

Totnes Road, Paignton, Devon, TQ4 7PT





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A development site for two detached family homes, set in an elevated position within easy access to Collaton St. Mary and Totnes. Good size gardens and detached garaging.

- Planning for two detached, three bedroom family homes.
- Detached garaging and good size gardens.
- Site size of 0.54 acres.
- Planning Reference: Torbay Council P/2022/1363

Torbay 5.5 miles approx., Totnes 3.5 miles approx., Newton Abbot 9.4 miles approx., Exeter 25.9 miles approx., Brixham 6.2 miles approx., Teignmouth 14.3 miles approx., Dartmouth 8.6 (via Ferry) miles approx., (London Paddington via Totnes Train station approx. 2.45 hours).

## Situation

Set in an elevated position between Totnes and Collaton St. Mary. The closest being the thriving village of Collaton St. Mary with its primary school, garage and public house. There are excellent bus services to Totnes and Paignton. The nearby medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary, secondary and Grammar Schools.

## Description

Set in an elevated position above A385, taking in some splendid views of the surrounding countryside and semi-rural location. Sympathetically designed with landscaping, good size gardens and detached garages. Offering excellent ground floor accommodation along with good size master suites. The site is accessed by a shared drive/track which is being retained by our clients.

Viewing highly recommended to appreciate the position of this development.





## Services

We are advised that mains electricity and mains water are on site. New connections required.

## Agents Note

Potential purchasers are asked to refer to the planning application and review any conditions yet to be discharged. Please refer to enclosed site Plan.

## Tenure

Freehold.

## Local Authority

Torbay Council Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

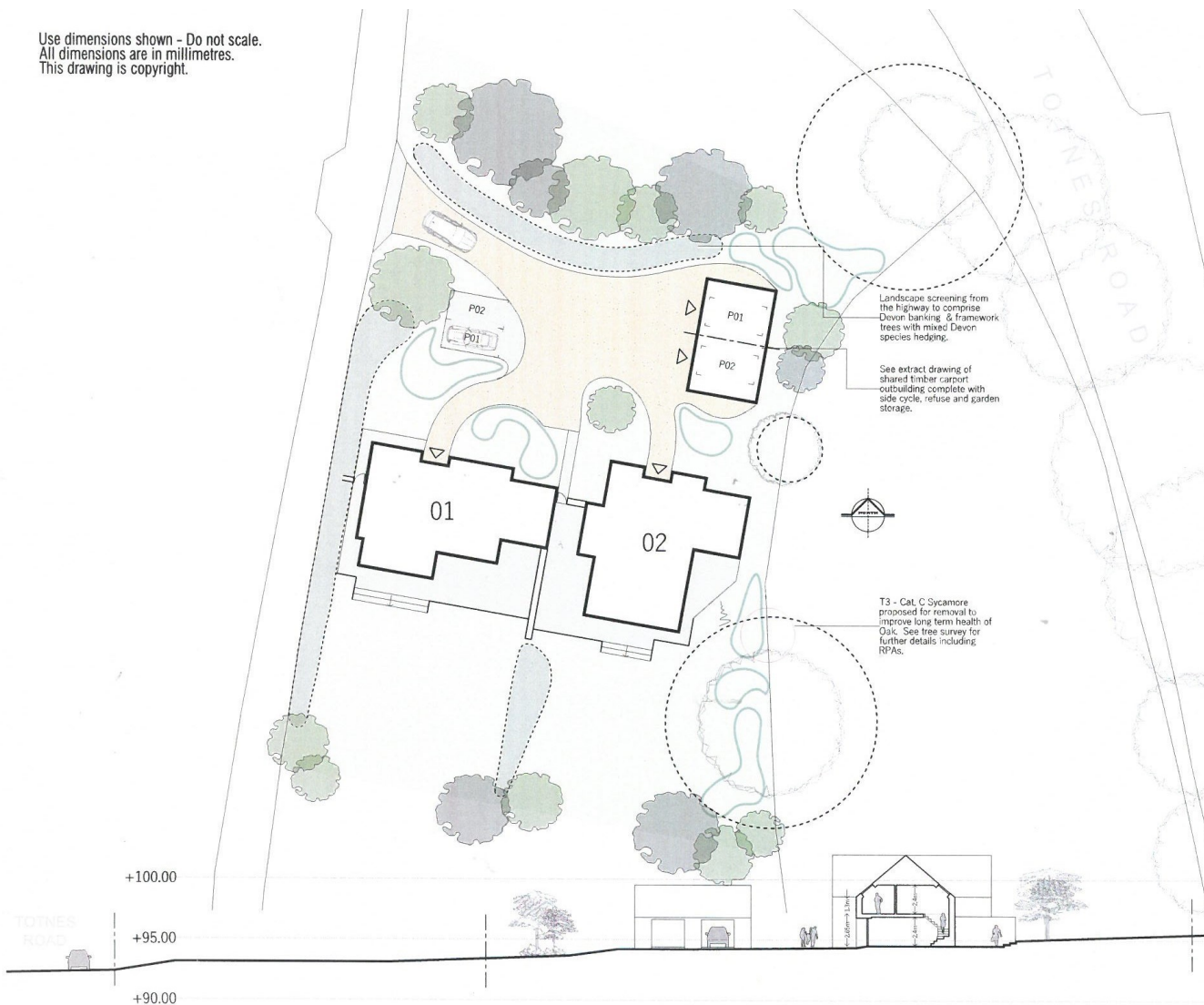
From Totnes take A385 towards Paignton on Totnes Road. Passing Longcombe Cross Garden Centre on your left continue towards Paignton. Entering 40 mile an hour speed limit. Passing Wilding Motors Ltd on your right and continue for 0.5 Kilometre and the entrance is on the right. There is a tarmac drive to the site.

What3words: snow.became.hidden





Use dimensions shown - Do not scale.  
All dimensions are in millimetres.  
This drawing is copyright.



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