



Cockington

Torquay

Exmouth

Land At Northfields Lane, TQ5 8RD  
Freehold Land  
£165,000

**boyce**brixham  
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A rare opportunity to acquire a parcel of land, with outline planning permission approved for a two bedroom detached bungalow, with parking and amenity space.



Located towards the seaward end of highly regarded Northfields Lane, the position has a lot to offer and is perfectly placed to enjoy everything that Brixham offers with easy access to stunning woodland walks and the pretty secluded beaches including Fishcombe Cove (5 minute walk away with cafe!), Churston Quay and Elberry Cove. The South West Coastal Path links from the end of Northfields Lane back into Brixham harbour, a pleasant 10 minute stroll away along the water's edge. The area enjoys a great level of seclusion from the main activity in the port town but is still ideally placed to be nearby and enjoy that easy access.

- A Rare Opportunity!
- Two Bedroom Detached Bungalow
- Generous Sized Plot (316m<sup>2</sup> / 1036 sq ft)
- Attention Investor/Developers

- With Outline Planning Permission
- High Prized Location
- Planning Reference P/2023/1014
- Ready To Acquire & Begin Building!

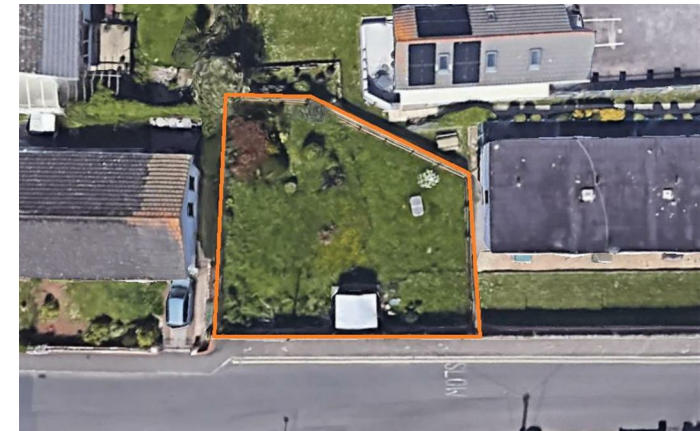
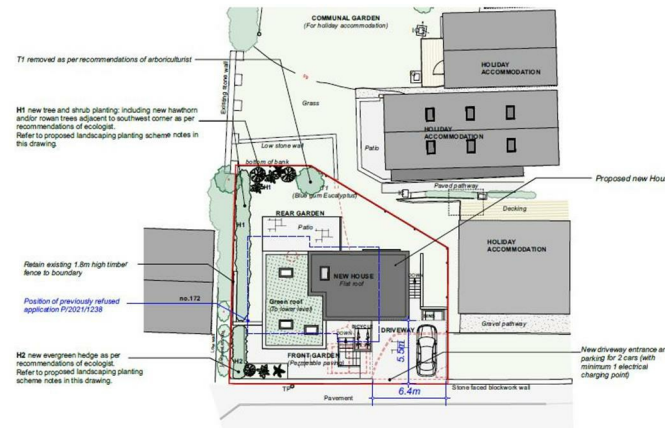
The plot itself isn't immediately apparent from the roadside, with a stone wall giving privacy to the site. Over the wall you'll find a generous sized space with a perimeter of circa 72m (236 feet) and an area of circa 316m<sup>2</sup> (1036 sq ft), with a very pleasant outlook over the Fishcombe Cove holiday development below, which would be to the rear of the new dwelling.



SITE LOCATION PLAN 1:1200 (As existing)



Outline planning permission has been approved (with planning reference P/2023/1014) for a detached two bedroom bungalow with flat roof, driveway parking and amenity space. Designed by the highly regarded team at the Lebrasse Partnership in Torquay, the development would be a modern and spacious property, in-keeping with the surroundings with a subtle front elevation from the roadside.



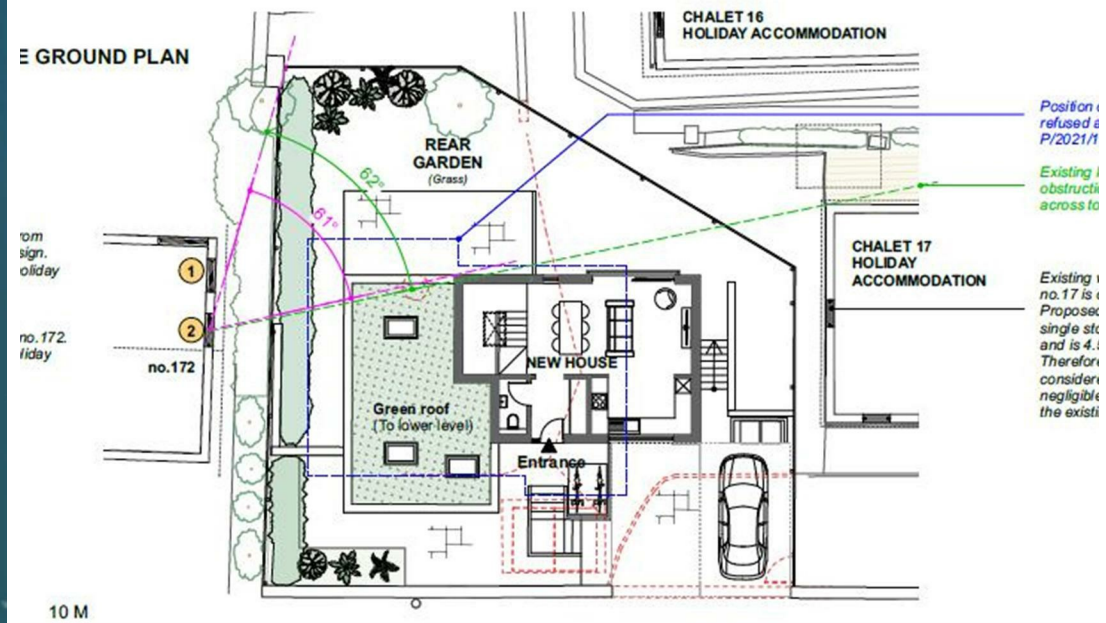
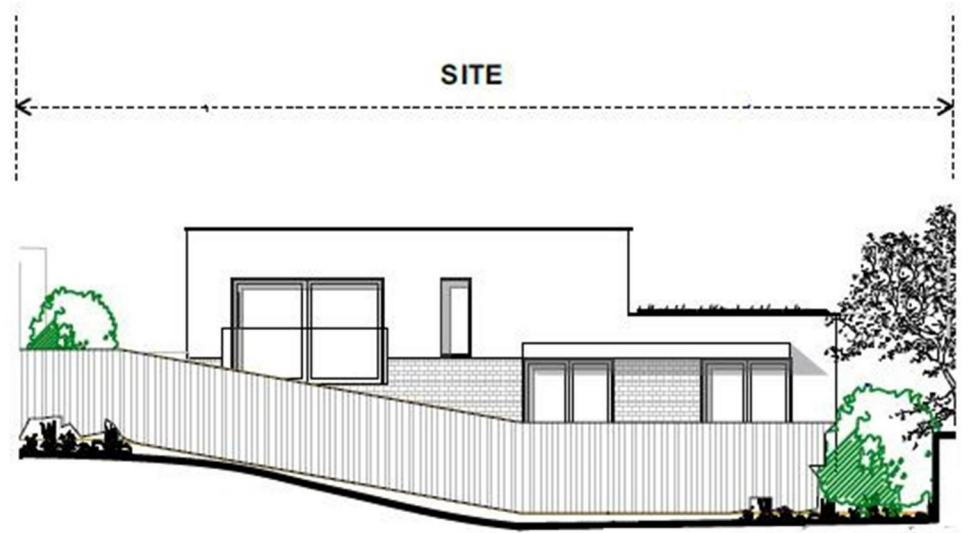
The land can be viewed from the roadside, and a full set of plans are available in our office where our team will be happy to discuss the opportunity with you.

**Council Tax Band:**



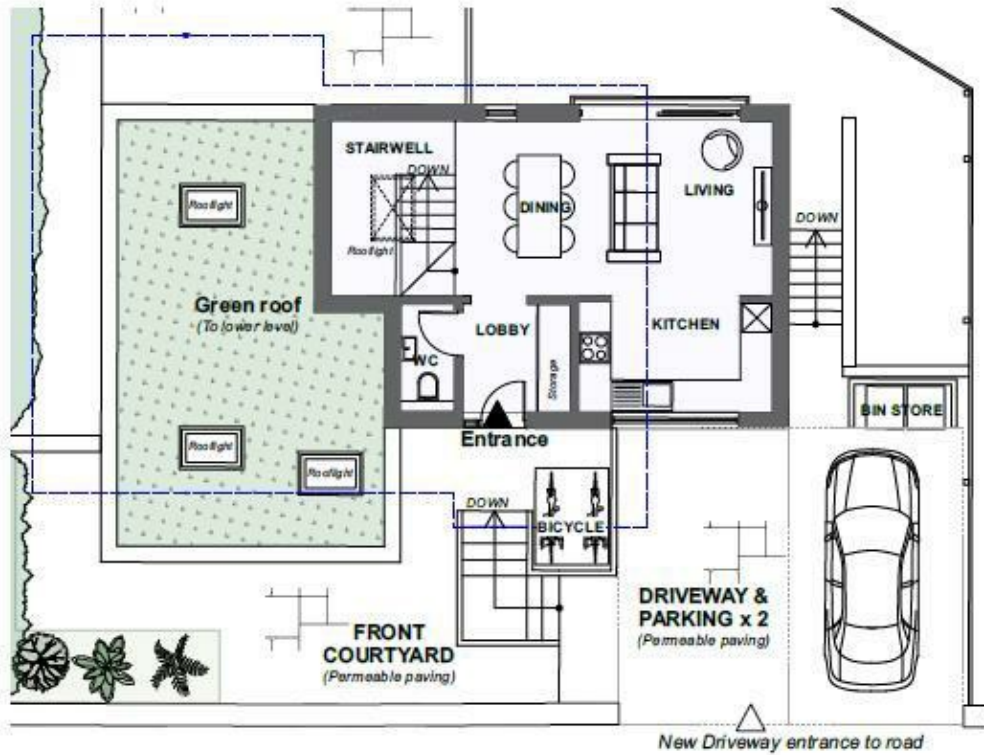
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**INDICATIVE GROUND FLOOR PLAN (As Proposed)**

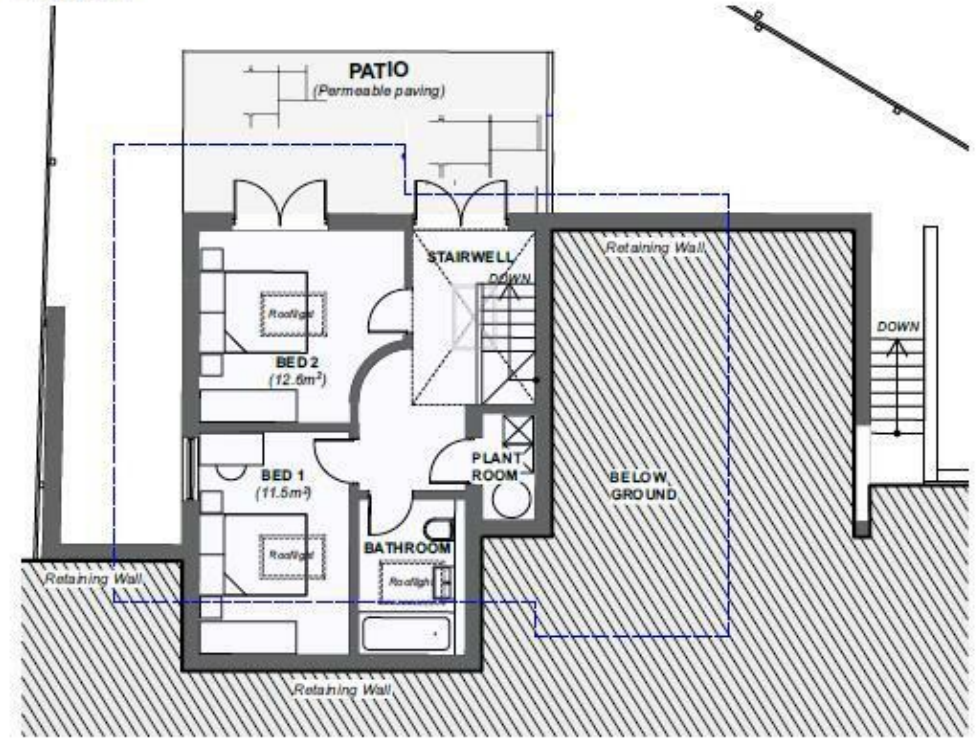
Scale: 1:100



NORTHFIELDS LANE

**INDICATIVE LOWER GROUND FLOOR PLAN (As Proposed)**

Scale: 1:100



Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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