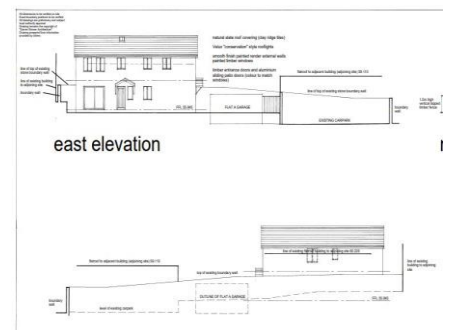
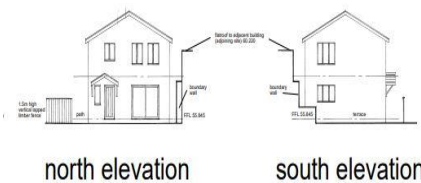
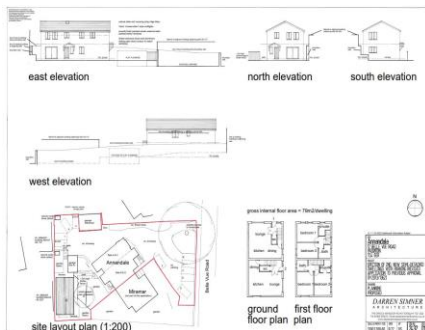
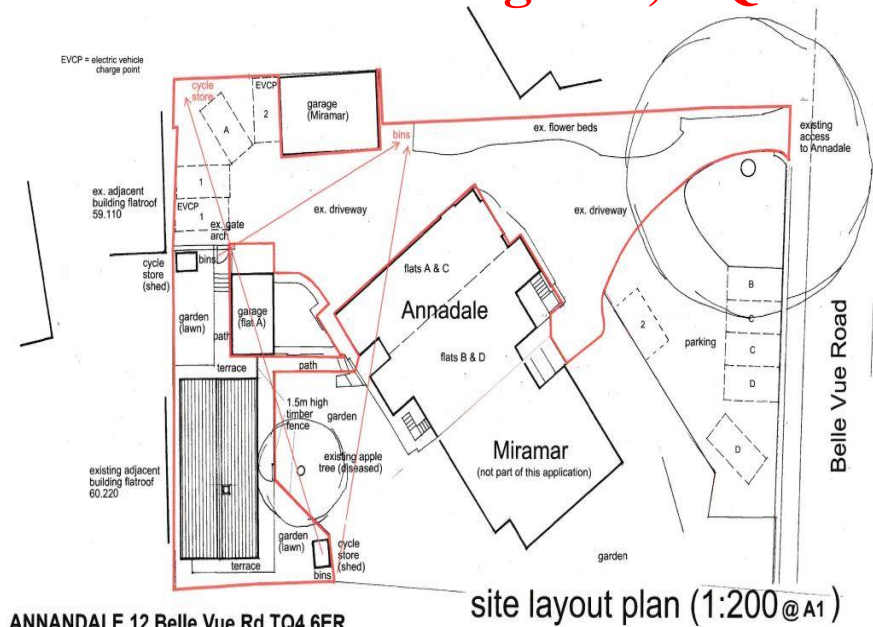


## Land to the rear of Annandale, 12 Belle Vue Road, Paignton, TQ4 6ER



A rare opportunity to purchase a building plot with planning permission granted for a pair of semi-detached houses located in the popular area of Roundham. Perfect for a developer or investor. Full planning permission can be found on the Torbay Planning website under planning reference: P/2022/1142. The plans create two, two bedroom semi-detached houses with four parking spaces and surrounding gardens, tucked away behind the existing flats. The driveway to the neighbouring Annandale block of flats will be included in the sale making access and laying services much easier (each neighbouring flat has a clause in the lease to contribute towards the maintenance of the driveway, but it will be the overall responsibility of the building plot owner). Roundham itself is a quiet leafy location within easy walking distance of both Paignton Harbour and Goodrington Beach with the local shops just down the road on the Harbour side. Please call Eric Lloyd & co on 01803 844466 for more information and viewing arrangements.

**£100,000 Freehold**

## LAYOUT AND ACCESS

The sale includes the driveway and the building plot.

The 3 garages to the side of the drive are owned by Miramar.

The gardens directly behind the flats are owned by Flats A and B (the single garage also belongs to Flat A)

There is currently an existing entrance to the plot via the communal path at the back of the flats, accessed via a gate. Another entrance to the plot will be created through part of the existing stone wall at the rear adjacent to the parking.

Each new build will have two parking spaces.

gross internal floor area = 79m<sup>2</sup>/dwelling



The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref C0005539 Written by: Bill Bye