

STREET SCENE

Bramley Homes

Bramley Homes (South West) Limited
 Meadowhayes
 Whitestone
 Exeter EX4 2JL
 Tel: 01392 811603

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 LAND OF MONTSERRAT RISE
 BARTON, TORQUAY
 STREET SCENE

DATE NOV 2018 SCALE 1:100 (A3)

Plot 2, 33 Monserrat Rise, Torquay - TQ2 7GP

Guide Price £149,950





Plot 2, 33 Monserrat Rise

Torquay

Rare building plot with full planning permission for a 4-bed detached house. Spacious 134.5 sqm over 2 floors with potential loft conversion. Integral garage, parking, open views. Private access. Prime location for bespoke living. Ideal investment or self-build project.

Tenure: Freehold

- Rare opportunity to acquire an individual building plot
- Full detailed planning permission (Reference P2019/1197) Title to be split on completion
- Planning for a 2 storey, 4 bedroom detached house
- Approximate floor area 134.5 m2 plus a potential loft conversion (subject to permissions)
- Integral garage and parking
- Open views over the surrounding area
- Ideal investment or self build
- Accessed off a private driveway
- Plans available for inspection



Plot 2, 33 Monserrat Rise

Torquay

The plot occupies a popular residential position within the Willows Estate of Torquay being within close proximity of Wren Retail Park, both Grammar schools and Torbay Hospital. It is also close to the ring road which connects to Newton Abbot, Exeter and beyond. Torquay sea front and town centre are both within approximately 2.5 miles with an array of shops, facilities and amenities.

Absolute Sales & Lettings

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ABS

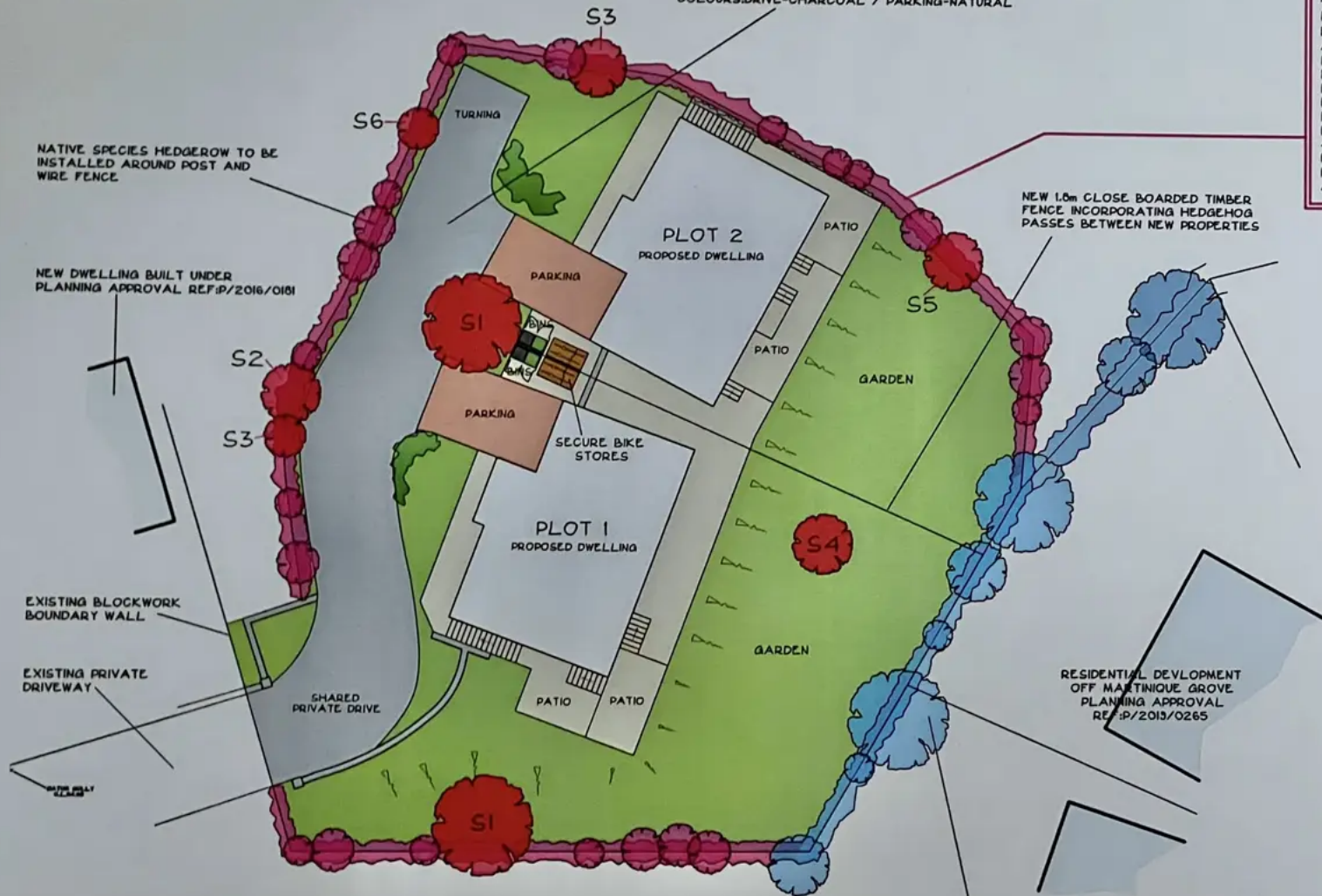
SITE PLAN - REFER TO DRAWING REF:24BH2005
 ECOLOGY PLAN - REFER TO DRAWING REF:24BH2007
 BAT FRIENDLY LIGHTING INFO - REFER TO DRAWING REF:24BH2008

NEW DRIVEWAY AND PARKING AREAS
 CONSTRUCTED OF STANDARD PERMEABLE
 BLOCK PAVERS, MARSHALLS OR SIMILAR
 COLOURS:DRIVE-CHARCOAL / PARKING-NATURAL

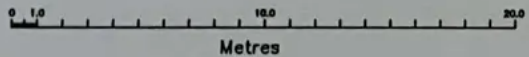
MIXED NATIVE SPECIES HEDGE
 NATIVE HEDGE PLANTING AROUND PLOT
 BOUNDARIES. PLANTING SPECIES & RATIO
 AS FOLLOWS:-
 HAWTHORN (CRATAEGUS MONOGYNA) - 35%
 BLACKTHORN (PRUNUS SPINOSA) - 35%
 HAZEL (CORYLUS AVELLANA) - 20%
 HOLLY (ILEX AQUIFOLIUM) - 5%
 FIELD MAPLE (ACER CAMPESTRE) - 5%
 PLANTS TO BE 40cm WHIPS PLANTED AT
 400mm C/C IN TWO STAGGERED ROWS
 (5/6 PLANTS PER M)
 PLANTING TO BE RANDOM AND PLANTED
 AROUND A POST AND WIRE FENCE

LANDSCAPING KEY

- GRASS GARDEN AREAS
- NEW NATIVE SPECIES HEDGE
- FEATURE PLANTING SPECIES:-
- S1 - SILVER BIRCH 'BETULA PENDULA' PLANTED 2.0/2.5m HIGH
- S2 - MOUNTAIN ASH 'SORBUS AUCUPARIA FASTIGIATA' PLANTED 1.5/2.0m
- S3 - HOLLY 'ILEX AQUIFOLIUM' PLANTED 2.0-2.5m HIGH
- S4 - CRAB APPLE 'MALUS SYLVESTRIS' PLANTED 1.5/2.0m
- S5 - FLOWERING HAWTHORN 'CRATAEGUS LAEVIGATA' PLANTED 1.5/1.5m
- S6 - FIELD MAPLE 'ACER CAMPESTRE' PLANTED 1.5/2.0m HIGH
- FEATURE SCREEN PLANTING APPROVED UNDER PLANNING REF:P/2013/0265
- PAVING - MARSHALLS RIVEN GREY
- MARSHALLS STANDARD PERMEABLE BLOCK PAVING COLOUR CHARCOAL
- MARSHALLS STANDARD PERMEABLE BLOCK PAVING COLOUR NATURAL



PROPOSED SITE PLAN



SCREEN LANDSCAPING BETWEEN
 DEVELOPMENTS AS PER PLANNING
 APPROVAL P/2013/0265



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 LAND OFF MONTERRAT RISE
 BARTON, TORQUAY

LANDSCAPING PLAN

DATE NOV'19 SCALE 1:200 (at A3)

DRG No: 24BH2006

