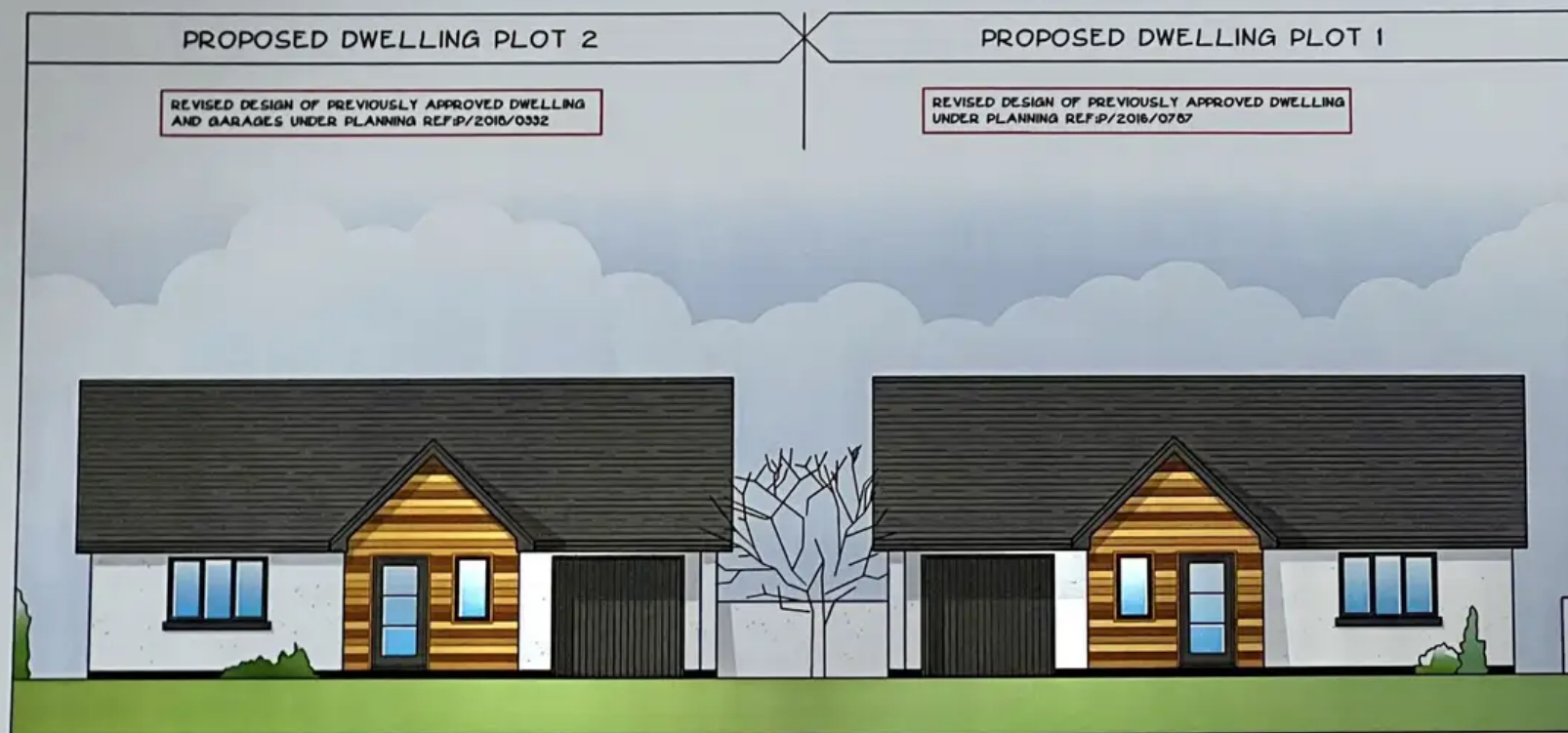




STREET SCENE

Bramley Homes

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

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
LAND OF MONTSERRAT RISE
BARTON, TORQUAY
STREET SCENE
DATE NOV 2019 SCALE 1:100 (at A3)

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

Guide Price £100,000





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. Council Tax band: TBD

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

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/



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

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 AUROPURPUREA' PLANTED 1.5/2.0m
S3 - HOLLY 'ILEX AQUIFOLIUM' PLANTED 2.0-2.5m HIGH
S4 - GRAB APPLE 'MALUS SYLVESTRIS' PLANTED 1.5/2.0m
S5 - FLOWERING HAWTHORN 'CRATAEGUS LAEVOVATA' PLANTED 1.5/1.8m
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

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LAND OFF MONTERRAT RISE
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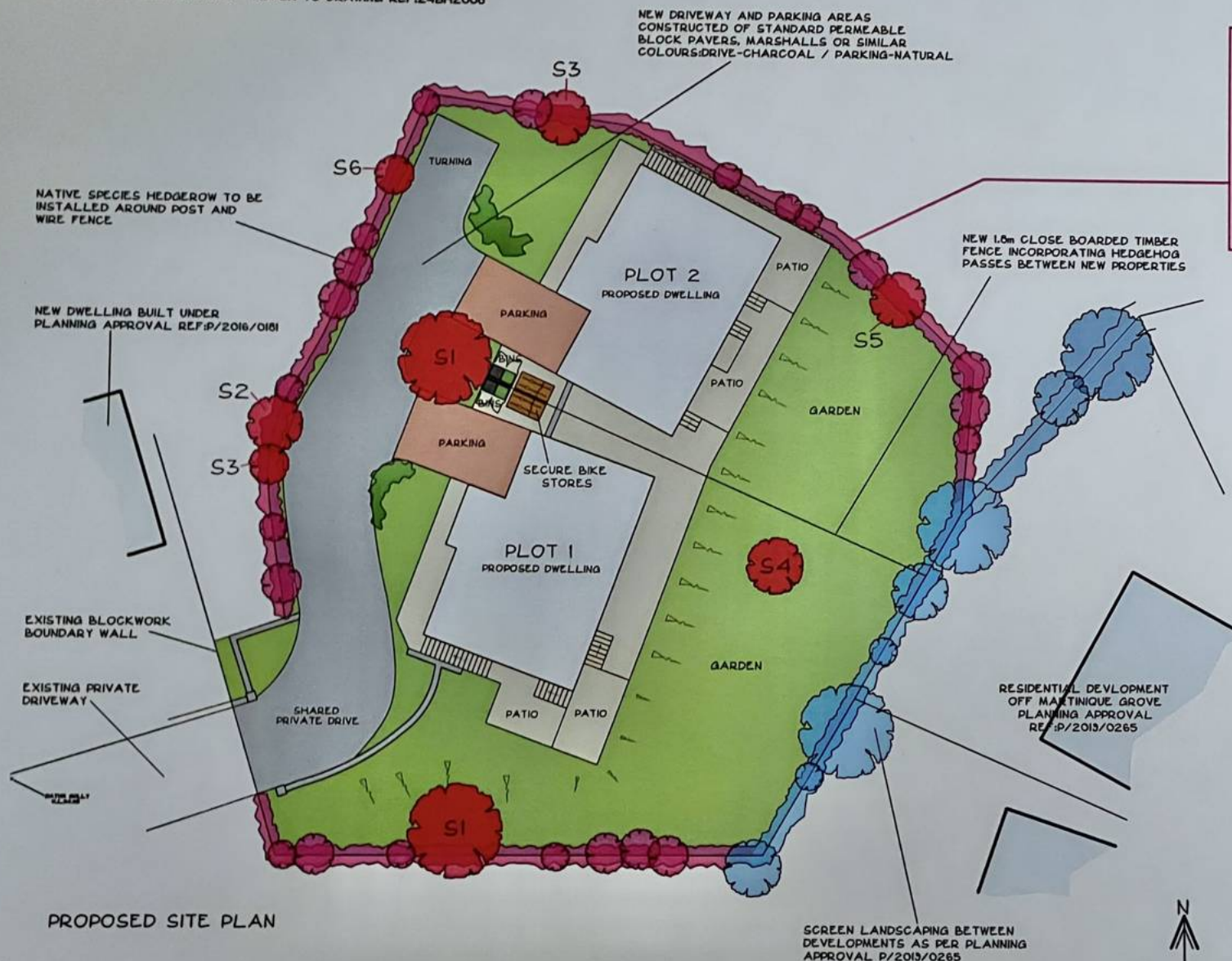
LANDSCAPING PLAN

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

DRG No: 24BH2006

THIS DRAWING IS THE PROPERTY OF ABSOLUTE SALES & LETTINGS LIMITED

ABSOLUTE



PROPOSED SITE PLAN

0 10.0 20.0
Metres

