



LAND FOR TOWN CENTRE APARTMENT & RETAIL SCHEME

22, 24 & 26 Wolborough Street, Newton Abbot, Devon, TQ12 1JJ

FOR SALE– Town Centre Land for 38 Apartments and 2 Retail Units

22, 24 & 26 Wolborough Street, Newton Abbot, Devon, TQ12 1JJ

Town Centre Brownfield Corner Plot Extending to 0.30 Acres (0.117 Hectares) with extensive planning history

A rare opportunity to acquire a parcel of land situated in Newton Abbot Town Centre with a pending planning application (renewal) for 38 residential (C3) apartments and two ground floor retail units.

LOCATION

The site is well located at the western end of the pedestrianised shopping avenue of Wolborough Street and also fronts Courtenay Street. This is home to a number of national retailers and food outlets. Immediately opposite the site is an Asda Superstore. Newton Abbot is a market town and civil parish on the River Teign in the Teignbridge District of Devon, England, with a population of xxx. National Rail links are provided from Newton Abbot railway station 1 mile to the West.

DESCRIPTION

The property comprises an 'L' shaped parcel of brownfield land. The area is currently hard surfaced in part and boundaries heras fenced. The land is partially overgrown with vegetation. External areas surrounding the land have been landscaped and provide public open space.

- Prominent Corner Plot
- 0.29 Acres (0.117 Ha)
- Suitable for a range of uses (Subject to Planning)
- Pending Approval for 38 apartments and retail uses.

PROPOSED SCHEME

The pending application scheme proposes a contemporary five storey apartment scheme of 38 residential (C3) apartments with two ground floor retail areas. The scheme proposes 13no. 2 bedroom 4 person apartments and 25no. 1 bedroom 2 person apartments. The application provides for NIL affordable housing, NIL S.106 contributions but is subject to CIL.

The new design is subject to varied elevations, blue roof attenuation and has a smaller footprint of that previously approved. The smaller footprint avoids a sewer easement which borders the site (see layout plans).

PLANNING

The site is located in the jurisdiction of Teignbridge District Council and is subject to the below pending planning application which provides for renewal of the previous consent with modifications. The site was historically consented for residential, retail and hotel uses.

22/00579/MAJ – Erection of a part four, part five storey building to provide 38 residential units (Class C3) and associated facilities with retail accommodation at ground floor levels (Class E/Sui Generis). Pending determination. Application [Link](#)

Previous Planning Approvals

17/02715/MAJ – Erection of part four, part five-storey-building providing 38 retirement apartments (Class C3), and associated facilities with retail accommodation at ground-floor level (units with flexible uses in classes A1 to A5). Approved 8 February 2019.

14/01015/MAJ – 27 flats above retail area (classes A1 to A5). Approved 10 October 2014.

SCHEDULE OF ACCOMMODATION (Total GIA)

Floor	Use	Area Sq.Ft	Area SQM	No.
GF	Retail	4,693	436	2
1-5	Residential 1B2P	15,471	1,437.33	25
1-5	Residential 2B4P	9,192	854.01	13

TENURE

The Freehold interest is being offered For Sale with Vacant Possession.

COMMUNITY INFRASTRUCTURE LEVY

The CIL Liability for the proposed scheme is some £336,031.04 at £103.97 per sqm. The CIL will be subject to indexedation.

SERVICES

Developers will need to obtain new services connections which are understood to be in the main road. Purchasers are to make their own investigations.

LEGAL

Each party is responsible for its own legal costs incurred in this transaction. A legal undertaking may be sought from a purchaser.

GUIDE PRICE

Offers in the region of £500,000. Offers invited in anticipation of successful grant of planning approval.

VAT

The property has been elected for VAT.

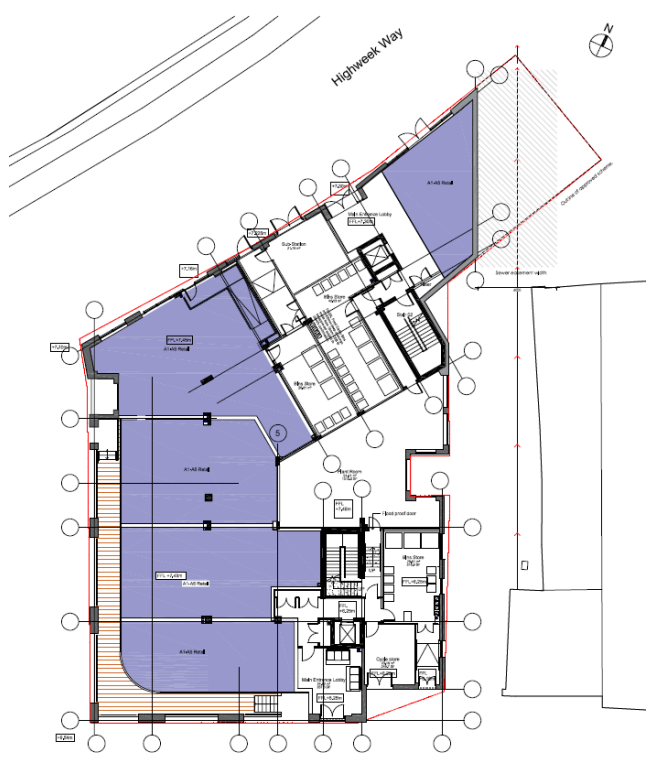
VIEWING & FURTHER INFORMATION

The site can be viewed from the boundaries. Interested parties should not enter the site unless by appointment.

An online data pack has been prepared containing all relevant planning and technical information. Please contact us for further information.

SUBJECT TO CONTRACT – OCTOBER 2023

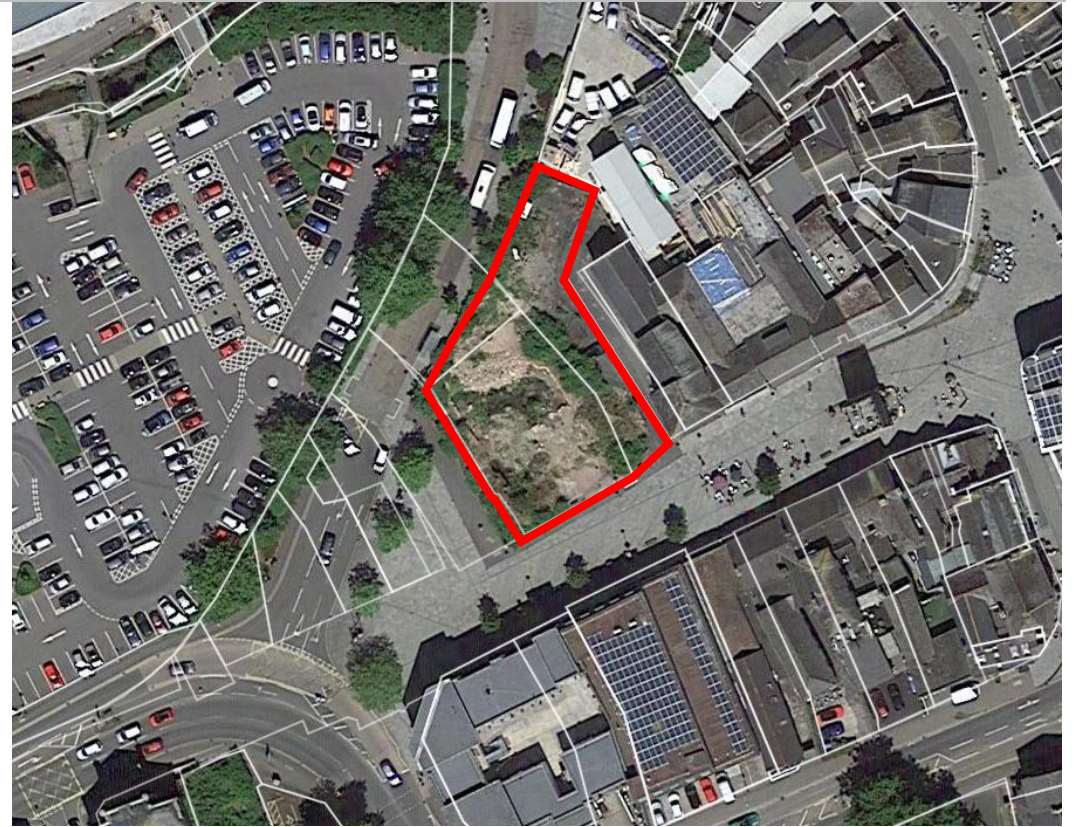






REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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