For Sale
Land Adjacent to Riviera Way
Torquay
1.326 hectares (3.277 acres)

Development Site
- Planning – Variety of uses

Excellent Access
- Adjacent to A3022 dual carriage-way

Offers Invited
- 225m of frontage to dual carriage-way
Location

The site is located within the urban area of Torquay. It is situated 22 miles (35 km) south of Exeter along the A380 and 38 miles (61 km) north-east of Plymouth. The site itself is situated approximately 2 miles north west of Torquay town centre. Located on the A3022 which merges into the A380 is the key route into and out of Torquay.

Directly to the north of the site is the Nicholson Road office park, comprising 8 units. One of which is occupied by RBS and another by a Health Care Trust, directly adjacent to the site is the Torquay and Newton Abbot County Court building.

The Willows District Centre is situated beyond these offices to the North West. The District Centre is home to a number of leading retailers including Marks & Spencer, J.Sainsbury, the adjacent Wren Retail Park accommodates Boots, Next and other household names.

To the south of the site is Riviera Way, which is a dual carriage-way arterial route that provides the principle route into Torquay Town Centre, the Harbour and Seafront by car, these areas being the principle commercial areas of the Town. Riviera Way is also the lesser of the two principle routes that provide vehicular access to Paignton and Brixham from the A380.

Description

The site is heavily vegetated with semi mature trees and scrub along all boundaries and within the site. It is screened from Riviera Way and Nicholson Road by the extensive vegetation and there is low level fencing along all boundaries.

The site topography slopes sharply from Nicholson Road down to Riviera Way (north to south). There are no buildings or structures on the site.

The site is shown edged in red on the plan on these details and comprises a gross area of 1.326 hectares ( 3.277 acres ) and has a road frontage of approximately 225 m to the dual carriage way.

It is accessed via The Willows Retail Park on Nicholson Way.

Terms

The property is offered for sale freehold with vacant possession on completion. The **guide price is £400,000 subject to contract.** VAT is not payable on the purchase price.

Rates

There is no rating assessment for the site.

Planning

The site is considered to be suitable for a variety of uses subject to planning.

Relevant planning documents to note are:

- Saved Adopted Torbay Local Plan 1995-2011
- Torquay Neighbourhood Plan
- Torbay Green Infrastructure Delivery Plan (Please see the Torbay Coast and Countryside Trust website for further details - [https://www.countryside-trust.org.uk/](https://www.countryside-trust.org.uk/).)
- Torbay Greenspace Strategy
- Adopted Torbay Economic Strategy 2013-18

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