

48-50 THE TERRACE & 5 MONTPELLIER ROAD

TORQUAY, DEVON TQ1 1DE



PROPERTY SUMMARY

- A Grade II Listed Georgian building with planning permission in the heart of Torquay.
- OIRO £935,000
- Torquay station 1 mile (London Paddington, 2 hours 59 minutes), A380 (South Devon Expressway) 4 miles, Exeter 23 miles, Exeter International Airport 26 miles



THE PROPERTY

The Terrace was historically nine houses dating back to 1811 to the designs of Jacob Harvey, subsequently used as offices. The slightly-bowed south-facing site contains an existing five-storey Georgian stucco property with Franco- and Italianate detailing located along The Terrace with extensions to the rear, designed to take advantage of the excellent sea and harbour views. Retained period features include high ceiling with ornate cornicing, large shuttered sash windows and some original fireplaces. The site is allocated as being within the Town Centre in the Local Plan policies map. The northern boundary of the site adjoins Montpellier Road which serves as secondary access to the rear of The Terrace properties as well as containing residential five-storey retirement properties known as The Vinery on the opposite side of the road. In total, the site offers approximately 21,069 sq ft (1,957 sq m)

PLANNING PERMISSION

The properties have planning permission to be converted into 12 residential apartments under planning reference P/2022/0895, as well as the change of use from office (Use Class E) to residential (Use Class C3) P/2022/0896. The development proposes the change of use from offices in numbers 48 and 50 The Terrace to residential with the provision of 10 apartments, comprising 3 one bedroom, 6 two bedroom and 1 three bedroom property. No. 5 Montpellier Road would be converted to create 1 one bedroom apartment and 1 two bedroom apartment. The proposed internal alterations to create the new apartments have been carefully considered during the design process to ensure the retention and restoration of the historic floor plans, features and detailing.

OUTSIDE

The properties are approached from the pavement over steps leading to mainly original 6-panel doors with plain fanlights and cast-iron railings with spear finials to the lower ground floors.

LOCATION

The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. Communications links are excellent: the nearby A380 dual carriageway provides access to Exeter and the M5 motorway and Torquay station offers regular services to Newton Abbot and from there to central London. Exeter airport has a growing number of national and international flights, including daily flights to London City Airport.

The area offers a good range of state schooling including Warberry Church of England Academy, The Spires College and Torquay Academy together with a selection of noted independent schools including EF Academy, Abbey, Trinity, Park, St. Christopher's, Totnes Progressive and Stover.



FLOOR PLANS



DIRECTIONS

Follow the A380 in the direction of Torquay. Keep left to continue on the South Devon Expressway and turn left onto Hamelin Way. Turn right onto Riviera Way (A3022) and after approximately 1.7 miles, bear left onto Newton Road. Turn right onto South Street and continue onto Belgrave Road. Bear left onto Torbay Road (A379) and stay on this road for 0.7 mile. Just after passing the marina, turn left onto The Terrace and the property is found ahead.

GENERAL

Local Authority: Torbay Council
Services: All mains

TENURE:

Freehold Guide Price: £935,000

VAT

The vendor has elected the premises for VAT.

INFORMATION ROOM

The planning permission and all supporting reports and information is available from the agents.

LEGAL COSTS

Each party to bear their own

VIEWING ARRANGEMENTS

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