

CjH·LAND

LIMITED

Development & Land Agency

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WALCOT, HIGHER FURZENHAM ROAD, BRIXHAM, TQ5 8BJ

**FOR
SALE**



**BY WAY
OF
PRIVATE
TREATY**

An excellent opportunity to acquire a residential development site with a detailed planning permission for 6 x 3 bed roomed houses. The site is located within walking distance of Brixham town centre and the harbour. The property is immediately adjacent to the sports fields and recreational grounds and benefits from far reaching sea views across Torbay as far as **Portland Bill.**

**Contact:
Matthew Hiles**

01275 463588

matthew@cjh-land.co.uk

The Site

The site is located 0.5 KM to the south west of Brixham Harbour and is accessed via Higher Furzenham Road which runs along its Northern boundary. Furzenham Primary School is situated along the Southern and Western boundaries of the property. The local sports and recreation grounds are located immediately to the North East of the site. The property extends to 0.13 hectares (0.32 Acres) and is rectangular in shape. There is a 3 bedroom bungalow located in the eastern corner of the site which is to be demolished to make way for the new development.

Planning

The property was granted a Full Planning Permission by Torbay Council (no.P/2010/1026/PA) for the demolition of the existing property and the formation of residential development comprising of 1 replacement dwelling with 3 bedrooms and a terrace of 5 dwellings with 3 bedrooms. The purchaser will be responsible for the section 106 agreement contributions of £28,660. For all information relating to this planning application please click on the following link ;

http://www.torbay.gov.uk/W2Planning/lg/GFPlanningDocuments.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&SDescription=P/2010/1026&Param=lg.Planning&viewdocs=true

Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

Method of Sale

The freehold of this property is offered for sale on an unconditional basis by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd. Vacant possession will be provided upon completion.

Viewing Arrangements

Viewing is strictly by appointment only . Please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively via email at matthew@cjh-land.co.uk

DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.



