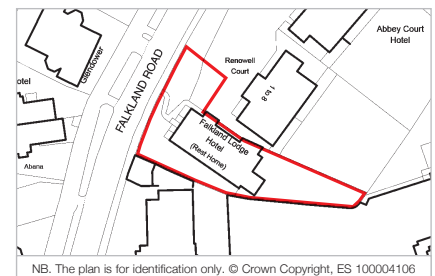


Torquay

Torre House, Falkland Road, Devon TQ2 5JR

- **Freehold Detached Former Care Home**
- **Planning Permission for Conversion and Change of Use to C3 (Residential)**
- **Completed Scheme to provide Eight Flats (3 x One Bedroom and 5 x Two Bedroom Flats) extending to approximately (GIA) 669 sq m (7,201 sq ft)**
- **Site Area Approximately 0.109 Hectares (0.269 Acres)**

Vacant Possession



To View

Please refer to website: www.allstop.co.uk

Seller's Solicitor

Messrs Maddocks Clarke (Ref: N Whitworth).
Tel: 0161 929 8494.
Email: nickwhitworth@maddocksclarke.com

Joint Auctioneer

Messrs Bettesworths
(Ref: Stephen Lofthouse).
Tel: 01803 212021.
Email: stephen@bettesworths.co.uk

VACANT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

The property is situated on the east side of Falkland Road, to the north of its junction with Chestnut Avenue. The property enjoys easy access to the coast being located only half a mile from the sea and 1 mile from the harbour. The shops and amenities of Torquay are close by. Rail services run from Torquay Station. The nearby A380 affords access to the A38 to the north.

Description

The property comprises a detached building arranged over basement, lower ground, ground and first floors. The property occupies a site extending to approximately 0.109 hectares (0.269 acres). The property benefits from a car parking area to the front and a garden to the rear.

Accommodation

The property was not internally inspected by Allsop. The following information was supplied by the Joint Auctioneer.

Basement – Two Rooms – 50 sq m (540 sq ft)

Lower Ground Floor – Twelve Rooms – 249 sq m (2,680 sq ft)

Ground Floor – Ten Rooms – 204 sq m (2,196 sq ft)

First Floor – Eight Rooms – 166 sq m (1,787 sq ft)

Total – 669 sq m (7,201 sq ft)

Site Area Approximately 0.109 Hectares (0.269 Acres)

Planning

Local Planning Authority: Torbay Council.

Tel: 01803 207783.

Planning Permission (ref: P/2016/1356) was granted on 15th February 2017 for the 'Change of use from care home to eight flats'. Copies of plans and planning permission documents are available from the auctioneer upon request. Please email will.taylor@allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.