

The  
**Barclay**  
Newton Abbot



# The Barclay

Newton Abbot

## Twenty town centre apartments

Welcome to The Barclay - a genuinely remarkable residential development that seamlessly blends the historic charm of the past with the comfort of modern living. Once a prominent bank, this exquisite building has been thoughtfully transformed into a collection of 20 elegant one and two-bedroom apartments; each finished to a superior specification.

The developer has meticulously retained and enhanced the original architectural features, including grand windows to create a unique and exclusive living experience. The result is a harmonious fusion of classical elegance and contemporary luxury.

The apartments themselves boast spacious layouts designed to maximise comfort and functionality. Each has been meticulously crafted with high-quality finishes and fixtures, offering a true sense of refinement. Whether you're seeking your first home or a smart investment opportunity, these residences are perfectly suited to your needs.

The vibrant town centre location further adds to the allure of this exceptional development. With its bustling atmosphere, Newton Abbot offers a wealth of amenities right at your doorstep. Explore a variety of shops, boutiques, cafes and restaurants, providing endless opportunities for entertainment and relaxation.

For those who commute or love to explore beyond the town's borders, the train station is conveniently situated within walking distance. This connectivity ensures easy access to nearby cities and attractions, making it an ideal location for work and leisure.

Immerse yourself in the captivating history and contemporary elegance of this converted bank. With their superior specification, prime town centre location, and proximity to essential amenities, these one and two-bedroom apartments present an outstanding opportunity to own a piece of Newton Abbot's legacy. Don't miss your chance to participate in this exceptional living experience.

*Flexible living at the heart of a thriving town centre.*



## A Place to call home

Located in the heart of South Devon, the market town of Newton Abbot is surrounded by rolling hills, stunning countryside, and picturesque villages. The town is also close to Dartmoor National Park and the beautiful beaches and coves of the southwest coastline, offering endless outdoor recreation opportunities.

Newton Abbot has a bustling town centre with a range of independent shops, cafes, restaurants, pubs, a popular market and even a cinema. If you are making a lifestyle move, the locality offers plenty for those wanting to enjoy outdoor pursuits. You're spoilt for choice with local golf courses, nearby gyms and nature's bounty for those who enjoy walking, cycling or sea sports. For the spectators among us, there are two local horse racing venues and, of course,

unrivalled rugby to enjoy at Sandy Park for Exeter Chiefs supporters.

Newton Abbot is well-connected to other parts of the country. It is located just off the A38 and A380, which connects the town to the M5 motorway. The town also has a train station with regular services taking you to Exeter, Plymouth within 30 minutes and London Paddington within 2 hours and 30 minutes. Exeter Airport is located just 20 miles away and offers both domestic and international flights.

Overall, Newton Abbot offers a good quality of life, with a mix of urban and rural attractions, good transport links, and plenty of amenities and cultural events.



Enjoy a day at Newton Abbot Race Course 0.9 miles



Cycle to Bovey Tracey along the Stover Trail 0.7 miles



Enjoy the finest fresh sea food and local produce in the many restaurants located nearby.



Enjoy country walks and wildlife at Stover Park 3.5 miles

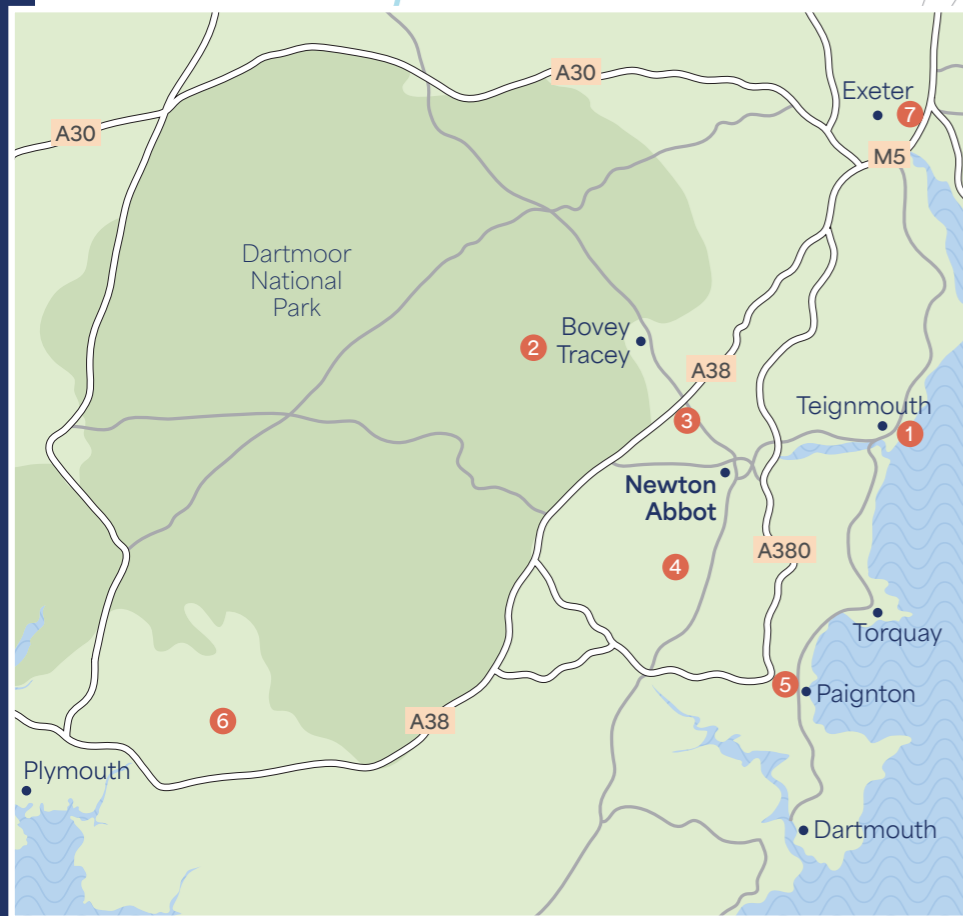
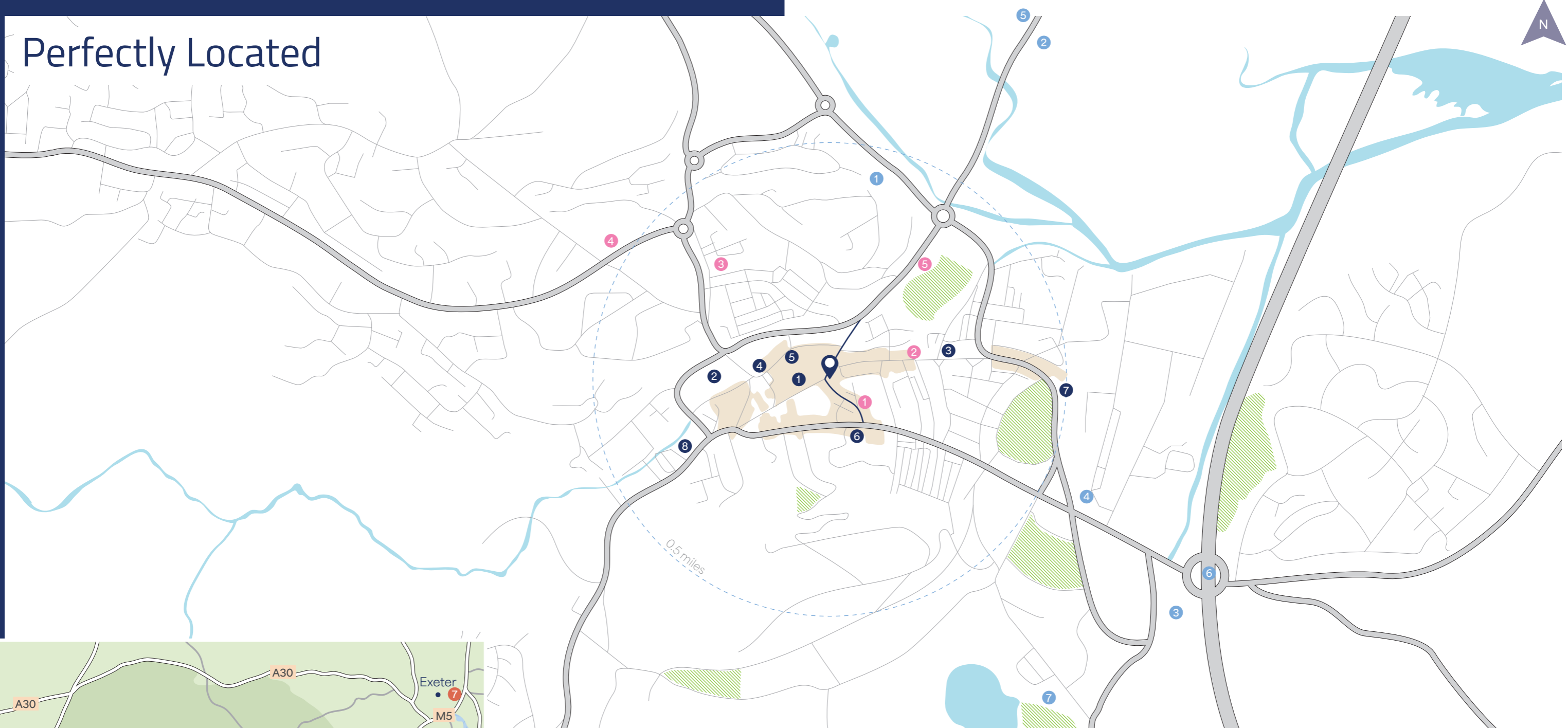


Explore the stunning South Devon coastline 6.4 miles



Decoy Country Park, a perfect place for a pic-nic and dog walk 1 mile

# Perfectly Located



## Out and about

- 1 Teignmouth Beach: 6.4 miles
- 2 Dartmoor (Hay Tor): 9.9 miles
- 3 Stover Golf Club: 3.3 miles
- 4 Dainton Golf Club: 3.1 miles
- 5 Paignton Zoo: 9.2 miles
- 6 Dartmoor Zoo: 26.4 miles
- 7 Exeter Chiefs: 17.1 miles

All distances are approximate

## Local area

### Within 10 minute walk

- 📍 The Barclay
- 1 Town centre
- 2 Asda supermarket
- 3 Post office
- 4 Library
- 5 Cinema
- 6 Doctors surgery
- 7 Train station
- 8 24/7 Gym

### Local Schools

- Primary:
- 1 Wolborough CE Nursery and Primary School
  - 2 Bearnas Primary School
- Secondary:
- 3 Newton Abbot College
  - 4 Coombeshead Academy
- College:
- 5 South Devon UTC

### Nearby

- 1 Newton Abbot Community Hospital: 0.8 miles
- 2 Newton Abbot Race Course: 0.9 miles
- 3 Sainsburys supermarket: 0.9 miles
- 4 Aldi supermarket: 0.7 miles
- 5 Tesco supermarket: 0.8 miles
- 6 A380 (Devon Express Way): 1.0 mile
- 7 Decoy Country Park: 1.0 mile



# Local Transport

## Train

From Newton Abbot



Teignmouth:	6 mins
Torquay (English Riviera):	12 mins
Exeter St Davids:	20 mins
Plymouth:	38 mins
Bristol Temple Meads (City Centre):	1 hr 20 mins
London Paddington:	2 hrs 30 mins
Newquay:	2 hrs 30 mins
Penzance:	2 hrs 40 mins
Birmingham (City Centre):	2 hrs 50 mins
Manchester:	4 hrs 30 mins

## Car

From Door Step



A380 (Devon Express Way):	1 mile
A38:	4 miles
M5:	13 miles
Exeter (Airport):	20 miles
Exeter:	17 miles
Plymouth:	28 miles
Truro:	84 miles
Bristol:	91 miles

## Plane

From Exeter Airport



### Domestic Flights

Guernsey:	40 mins
Jersey:	45 mins
Isles of Scilly:	1 hr
Newcastle:	1 hr 15 mins
Dublin:	1 hr 20 mins
Edinburgh:	1 hr 25 mins
Glasgow:	1 hr 25 mins
Belfast:	1 hr 30 mins

### International Flights

Menorca:	2 hrs 10 mins
Corfu:	3 hrs 15 mins
Lanzarote:	3 hrs 50 mins
Gran Canaria:	3 hrs 55 mins
Crete:	4 hrs 5 mins
Cyprus:	4 hrs 55 mins



Teignmouth Back Beach



The beautiful, rugged landscape of Dartmoor

# The Future High Street Fund.

## Regenerating Newton Abbot

In 2019 the town council managed to secure £9.2 million from the Government's £1 billion Future High Street Fund (FHSF). The funding would go towards reinvigorating the town centre.\*

The regeneration plans build on the 800-year history of Newton Abbot as a market town, creating a modern centre that embraces sustainable travel and encourages people to shop, buy, eat and socialise locally. Our aim is to boost footfall and increase spending in the town, supporting local businesses.

Space for community, artistic and cultural activities will be created alongside a revitalised market, food hall and Market Square. A new state-of-the-art cinema will be built and significant improvements made to Queen Street and the National Cycle Network Route.



*£9.2 Million in funding was secured to help regenerate the town centre.*

\*Source: [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)



Computer Generated Image for illustration purposes only. Source: [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

## New Cinema

A brand new four-screen cinema has been submitted for planning within Market Square, a 2-minute walk from The Barclay. Work has been scheduled to start in 2023, with the plan to open in the middle of 2024.\*

The Cinema will be split over two levels, with the state-of-the-art screens situated on the first floor. On the ground floor, units will accommodate restaurants or cafes, complementing existing Market Square businesses and boosting the night-time economy.

Together with the wider Future High Street Fund town centre regeneration plans, the modern design and the proposals for the immediate surrounding area will add impetus to the development of Newton Abbot as Devon's premier market town.

The regeneration project also aims to boost economic activity by making the centre of Newton Abbot more pedestrian friendly, encouraging greater footfall in the town and enabling people to move more freely within the town centre.





Nearby, the city of  
**Exeter**

Exeter is a vibrant, thriving city steeped in rich history. Though small in size, the city has lots to offer for all ages and different walks of life.

Within the city centre, there are a plethora of shops, from large high street retailers to small independent businesses, perfect for those who like to shop till they drop. The Princesshay shopping centre offers over 60 stores, including your favourite high street brands, perfect for fashion, beauty, the latest gadgets or something for your new home.

Exeter offers many eateries, from fine dining to quick bites to eat. Queen Street Dining offers seven restaurants and bars within a restored Neo-classical façade. The restaurants offer cuisines from all parts of the world, providing plenty of options. After your meal, there are a couple of rooftop bars to enjoy views over Exeter while you have a nightcap.



Double Locks Inn sat on the Exeter Canal

Historic Exeter Cathedral

Princesshay, a perfect place for shopping

## Top Local Businesses

**NORTON GROUP HOLDINGS LIMITED (CDS Superstores Ltd), Plymouth, Devon**

Turnover: £1,352,486,016  
Employees: 12,480

**DUNBIA (UK), Hatherleigh, Devon**

Turnover: £1,194,763,008  
Employees: 4,551

**Babcock International Ltd, Plymouth, Devon**

Turnover: £790,812,992  
Employees: 5,665

**Pennon Group Plc, Exeter, Devon**

Turnover: £624,099,968  
Employees: 1,987

**HELSTON GARAGES GROUP LIMITED, Helston, Cornwall**

Turnover: £511,569,984  
Employees: 1,094

**MOLE VALLEY FARMERS LIMITED, South Molton, Devon**

Turnover: £473,171,008  
Employees: 1,979

**NORBORD EUROPE LIMITED, South Molton, Devon**

Turnover: £365,416,992  
Employees: 654

**ACCORD-UK LTD, Barnstaple, Devon**

Turnover: £296,870,016  
Employees: 741

\*Source: [www.business-live.co.uk](http://www.business-live.co.uk) 13.01.22



# First Class Education

## University of Exeter

Distance from door step 31 miles

The University of Exeter combines world-class research with excellent student satisfaction, from our campuses in the South West of England, in Exeter and Cornwall. We are one of the very few universities to be both a member of the Russell Group and have a Gold award from the Teaching Excellence Framework (TEF), evidence of our established international reputation for excellence in both teaching and research. Our success is built on a strong partnership with our students and a clear focus on high performance.

The University has over 25,000 students from 130 countries and over 125,000 alumni in 183 countries, providing our academic community of staff, students and visiting researchers with a truly global experience and a diverse, inclusive environment.



Russell Group University.

Ranked 13th in The Times and Sunday Times Good University Guide 2023.

Ranked 42nd in the world for commitment to sustainability.

The Times Higher Education Impact Rankings 2022.

Business School of the Year 2022.

The Times Higher Education Awards.

92% of graduates in or due to start employment or further study fifteen months after graduation.

(Based on full-time, first degree, UK domiciled graduates, HESA Graduate Outcomes Survey 2019/20).

Awarded the Queen's Anniversary Prize.

For combatting the effects of marine plastic pollution.

## University of Plymouth

Distance from door step 31 miles

The University of Plymouth is a dynamic, ambitious and award-winning institution that encourages innovative and creative ideas with the confidence to turn these into reality.

The University of Plymouth is ranked among the world's top 25 - and 1st for marine<sup>1</sup>

It's the first University in the world to receive the Social Enterprise Mark in Higher Education, a mark awarded for its dedication to supporting and mentoring young entrepreneurs in their business ventures.

<sup>1</sup>Times Higher Education Impact Rankings 2022



Within Top 10 Greenest Universities in the country

People and Planet University League 2021

£24m contracting with local businesses

£239.4m annual turnover

150 partnerships with institutions

From 26 countries for collaborations in teaching and research

Potential to create 10,000 jobs

As key partner in the South West Peninsula City Deal.

First in the UK to achieve RCS Surgical Education Centre accreditation.

The University's Peninsula Dental School



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# Specification

## Kitchens

- Hotpoint appliances
- Engineered oak floors
- Franke sink
- Hestia J chrome mixer tap

## Bathrooms

- Underfloor heating
- Mylife Finley open back W.C
- Mylife Flo shower with hand set
- Mylife Titan basin mixer tap
- Heated towel rail
- Mirror

## Electrical

- Video entry system
- Shaver point
- Dimmer switches
- Mirror light
- Low energy lighting

## Interior Features

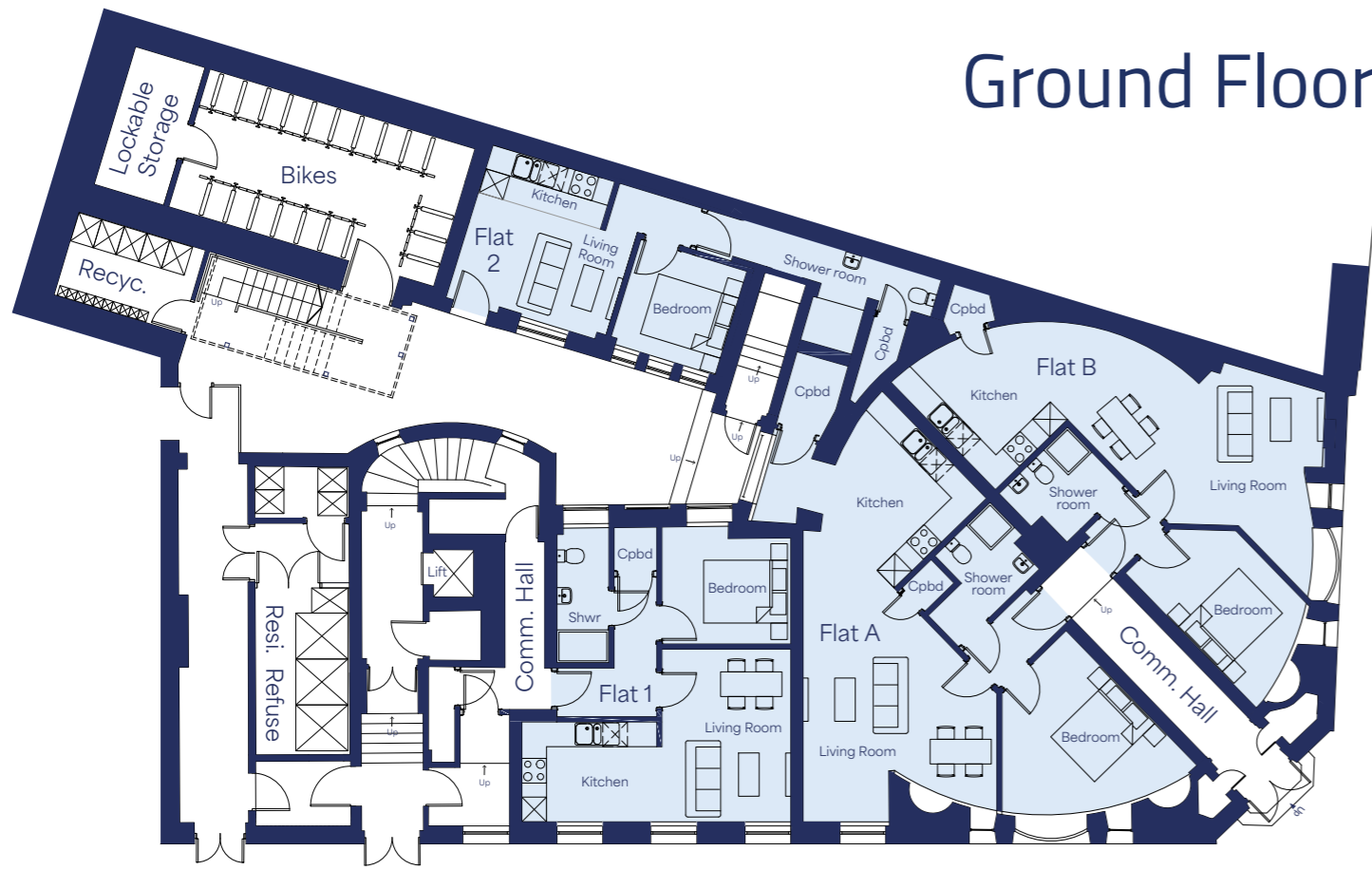
- Floor finishes are Karndean or similar
- Open plan kitchen/living/dining
- Lift access
- Storage and bike storage
- Original features retained
- Spacious ceilings
- Floor to ceiling windows
- Modern tiled bathrooms
- Built in wardrobes

## Exterior Features

- Original stone exterior
- Individual flat entrances
- Resin finish to courtyard

The Developer attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Customers should satisfy themselves with all detail and the finish provided in their specific plot before purchasing.

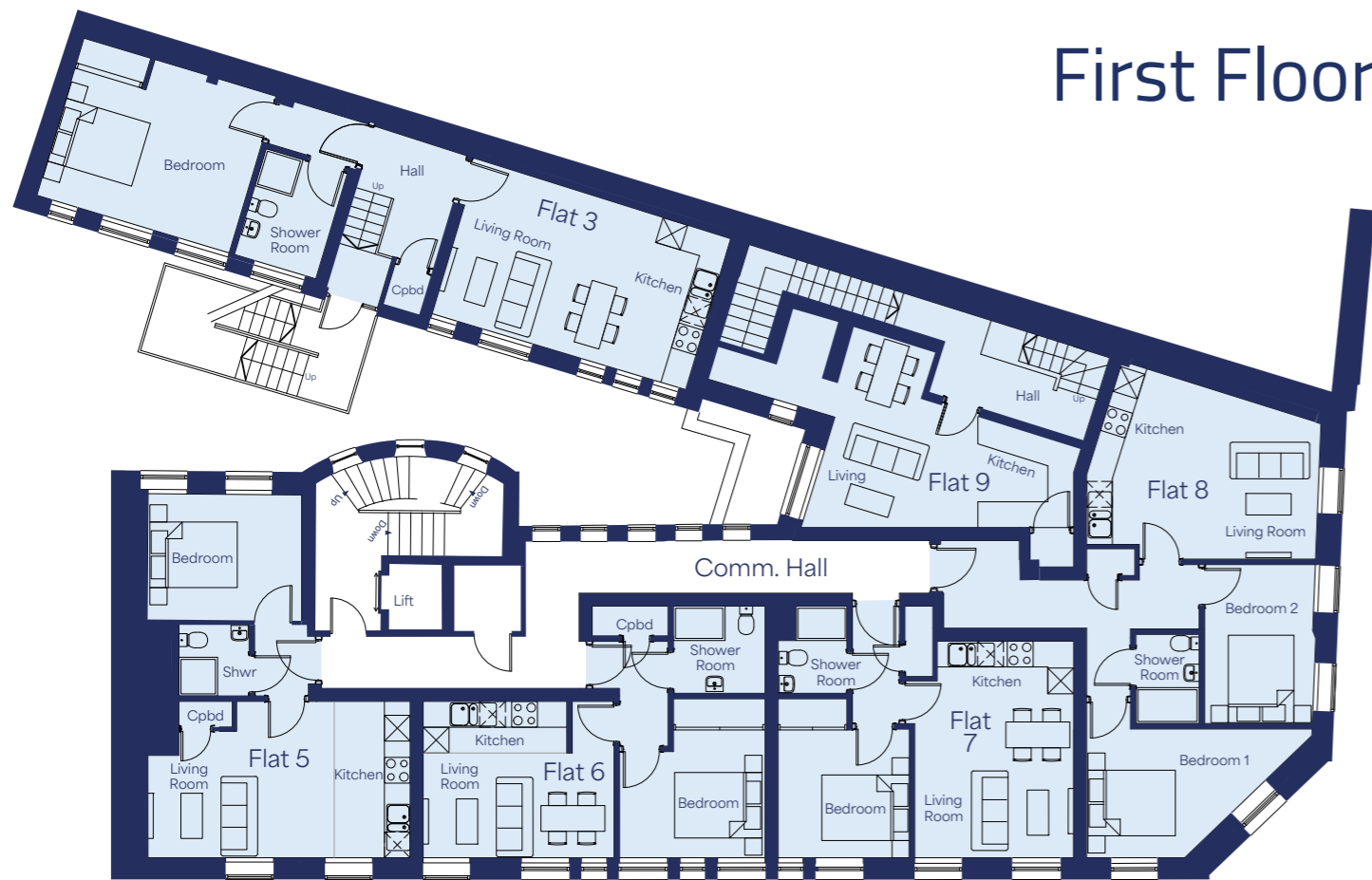
# Ground Floor



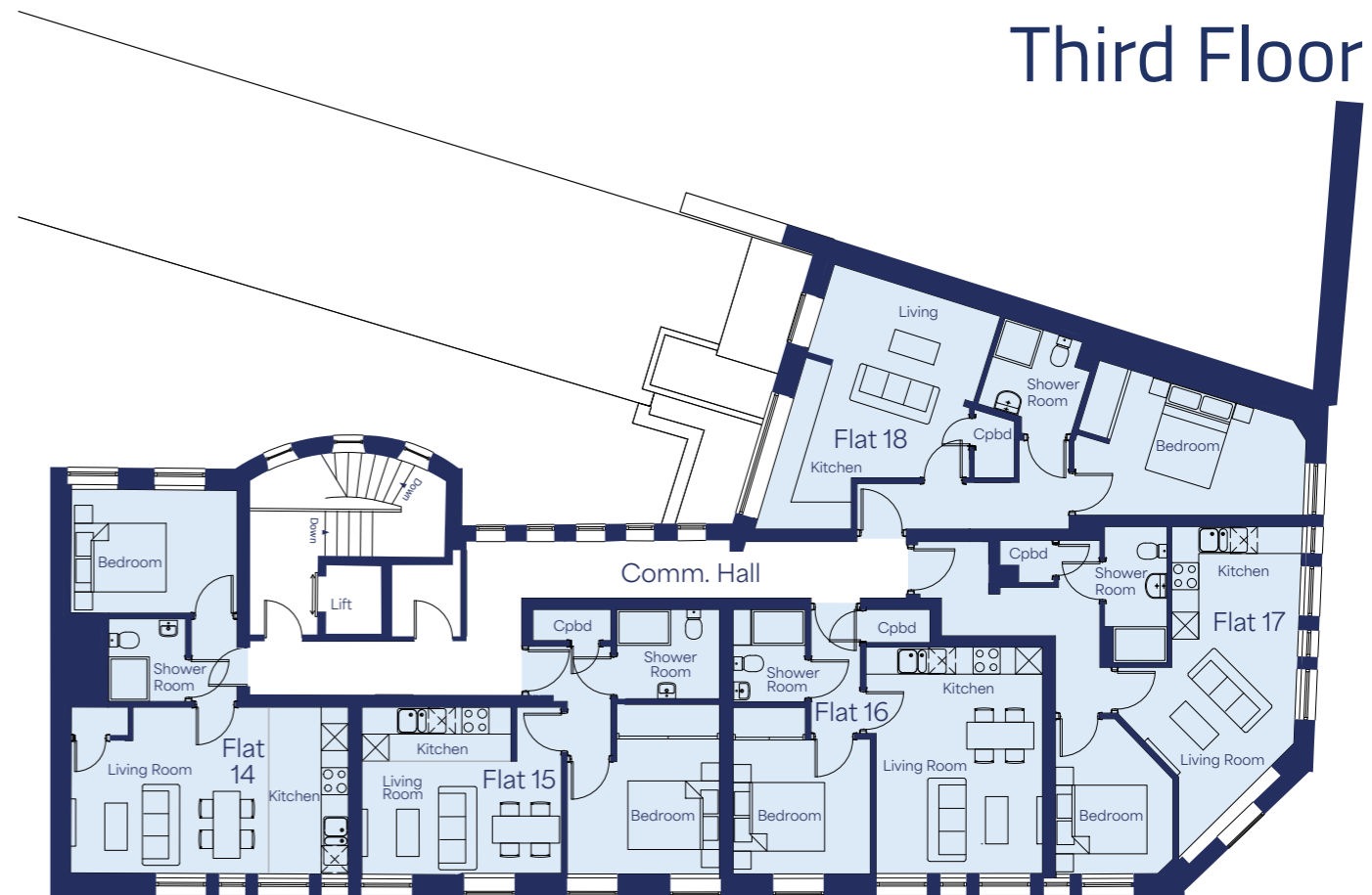
# Second Floor



# First Floor



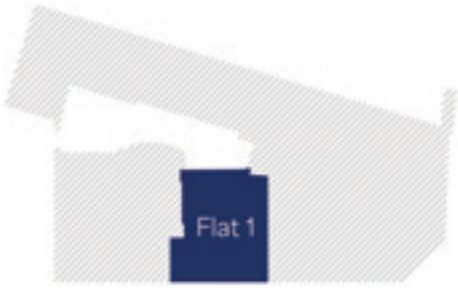
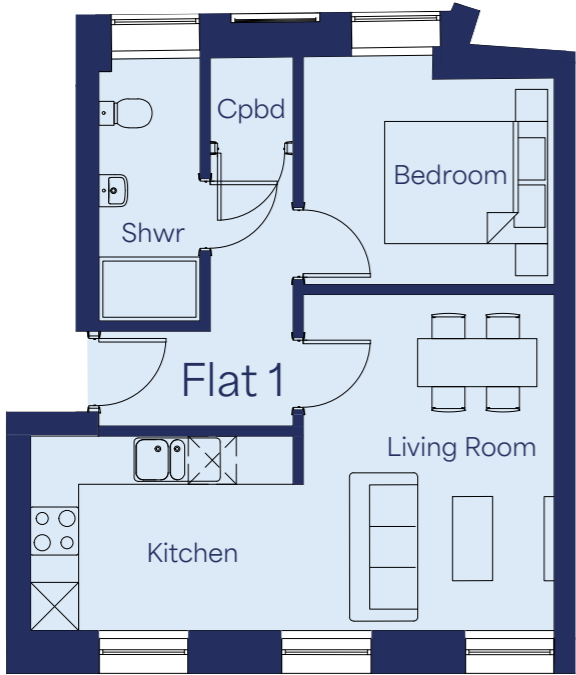
# Third Floor



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# Ground Floor



**Flat 1** 42m<sup>2</sup>

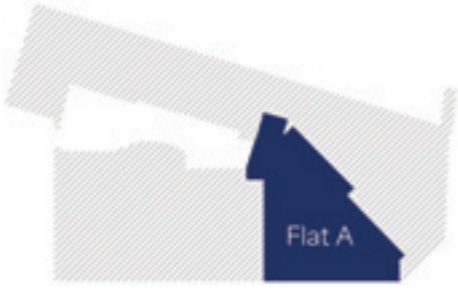
<b>Kitchen:</b>	3.20m x 2.35m
<b>Living room:</b>	4.15m x 3.05m
<b>Bedroom:</b>	3.05m x 2.50m
<b>Shower room:</b>	3.20m x 1.20m

# Ground Floor



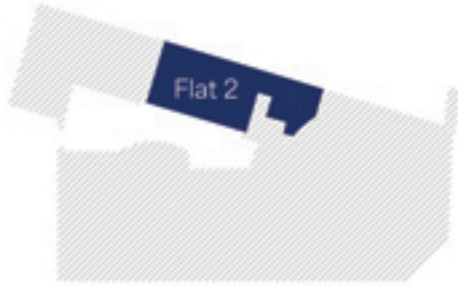
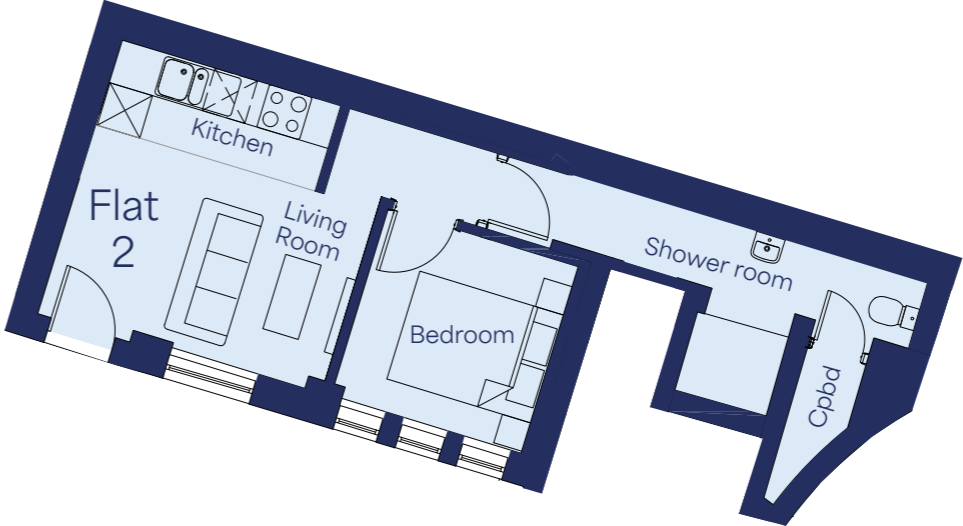
**Flat B** 50m<sup>2</sup>

<b>Kitchen:</b>	3.30m x 2.30m
<b>Living room:</b>	4.00m x 4.00m
<b>Bedroom:</b>	3.80m x 2.60m
<b>Shower room:</b>	3.00m x 2.20m



**Flat A** 59m<sup>2</sup>

<b>Kitchen:</b>	3.00m x 3.00m
<b>Living room:</b>	4.50m x 4.00m
<b>Bedroom:</b>	4.50m x 4.00m
<b>Shower room:</b>	3.00m x 2.00m



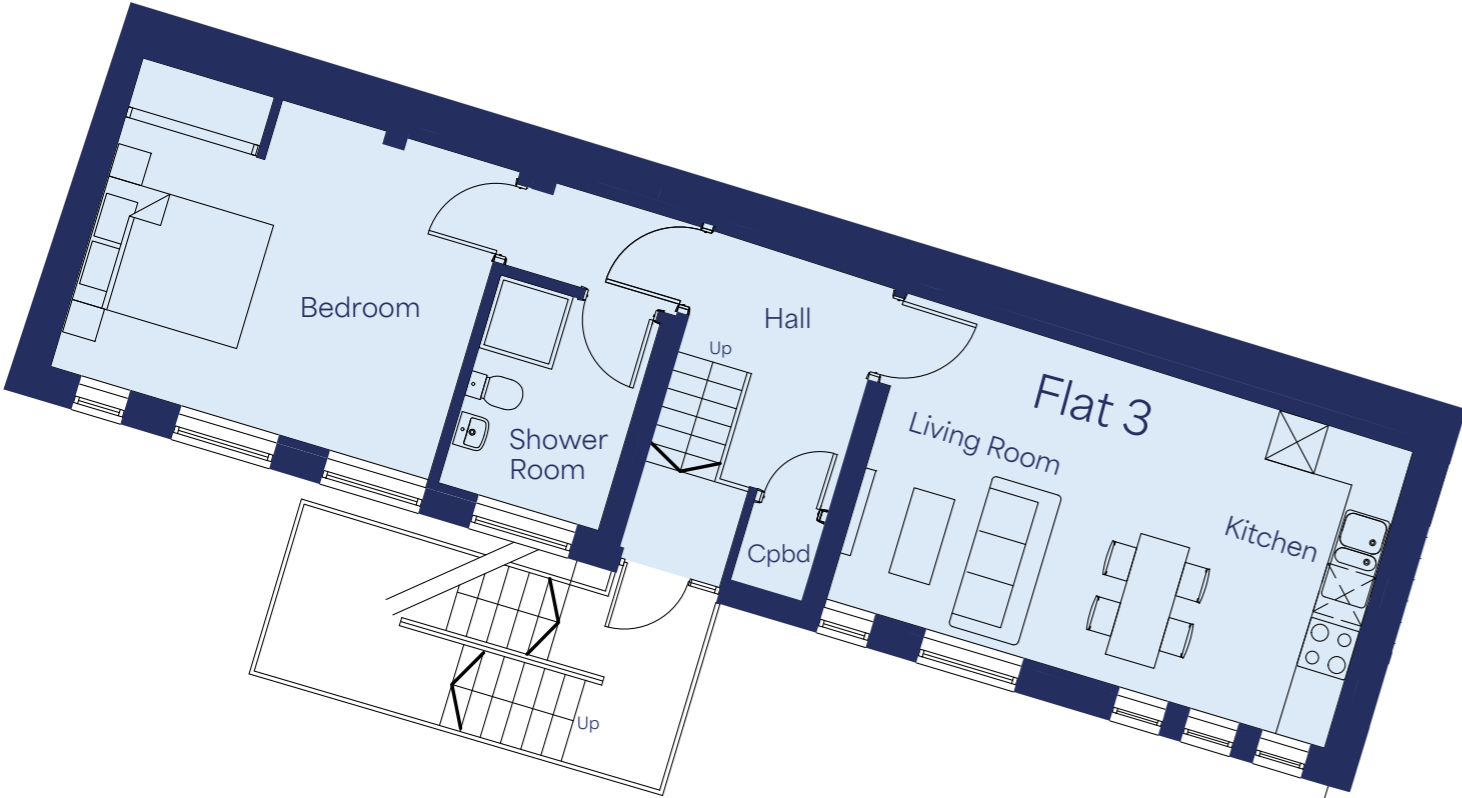
**Flat 2** 35m<sup>2</sup>

<b>Kitchen:</b>	3.00m x 1.20m
<b>Living room:</b>	3.90m x 2.50m
<b>Bedroom:</b>	2.60m x 2.60m

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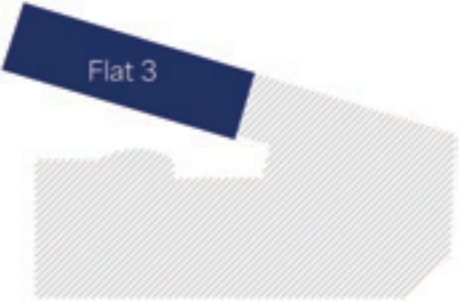
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# First Floor



## Flat 3 58m<sup>2</sup>

<b>Kitchen:</b>	3.60m x 2.50m
<b>Living room:</b>	3.60m x 3.60m
<b>Bedroom:</b>	4.60m x 3.60m
<b>Shower room:</b>	2.50m x 1.95m



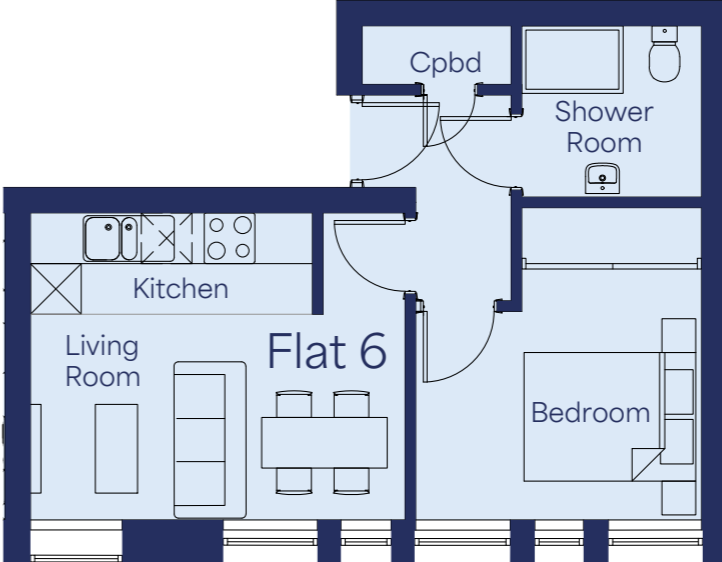
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# First Floor



## Flat 5 37m<sup>2</sup>

<b>Kitchen:</b>	3.60m x 1.70m
<b>Living room:</b>	4.30m x 3.60m
<b>Bedroom:</b>	3.50m x 2.90m
<b>Shower room:</b>	1.60m x 1.60m

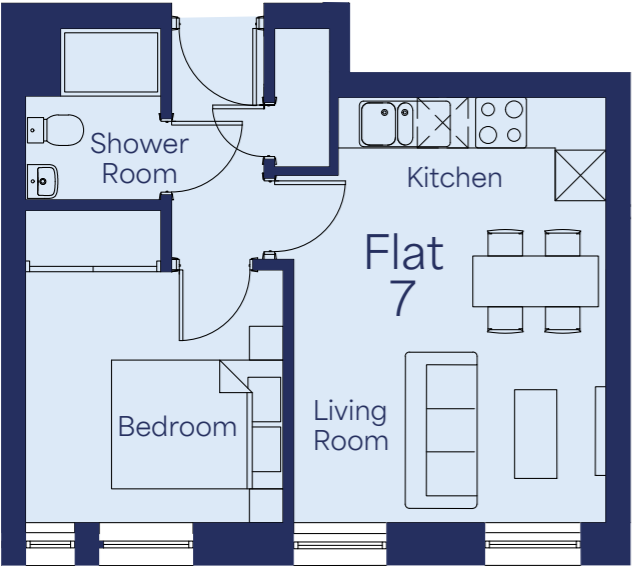


## Flat 6 37m<sup>2</sup>

<b>Kitchen:</b>	3.00m x 1.20m
<b>Living room:</b>	4.40m x 2.40m
<b>Bedroom:</b>	3.30m x 2.90m
<b>Shower room:</b>	2.20m x 2.00m

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# First Floor



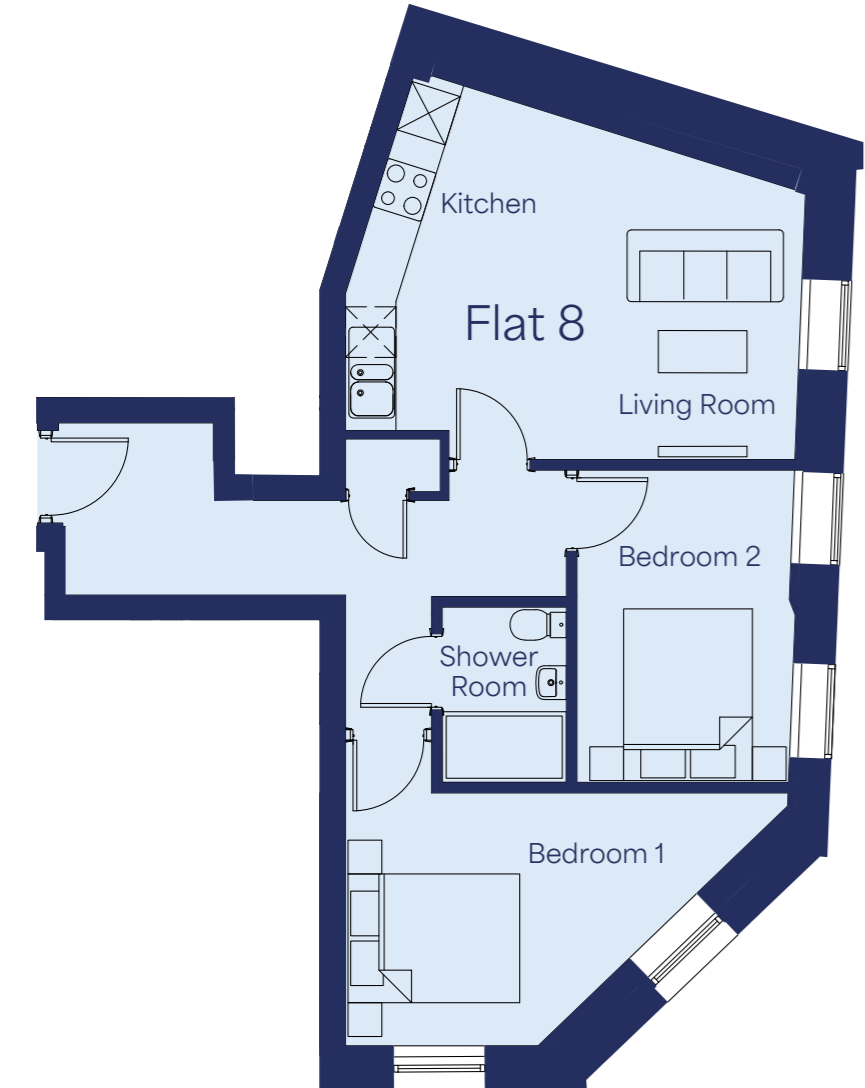
**Flat 7** 37m<sup>2</sup>

<b>Kitchen:</b>	2.90m x 1.90m
<b>Living room:</b>	3.60m x 3.10m
<b>Bedroom:</b>	3.00m x 2.90m
<b>Shower room:</b>	2.00m x 1.60m



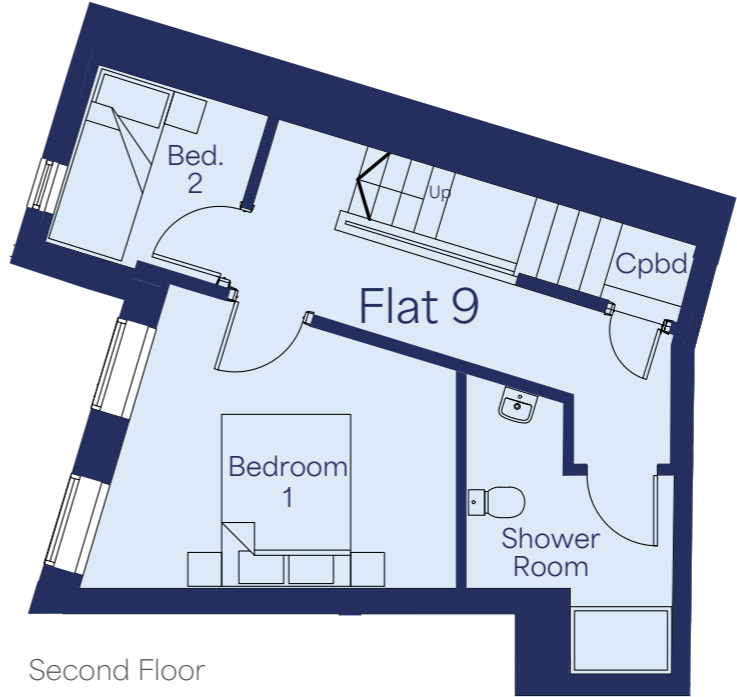
**Flat 8** 58m<sup>2</sup>

<b>Kitchen:</b>	4.00m x 2.00m
<b>Living room:</b>	3.30m x 3.20m
<b>Bedroom 1:</b>	4.10m x 2.90m
<b>Bedroom 2:</b>	3.65m x 2.50m
<b>Shower room:</b>	2.00m x 1.45m

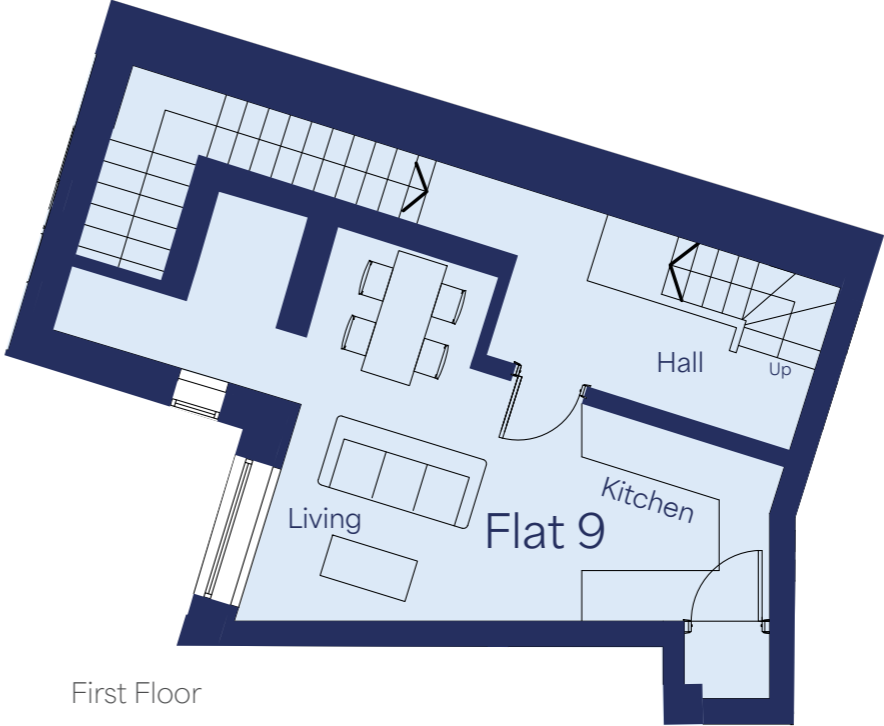


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# First Floor



Second Floor



First Floor



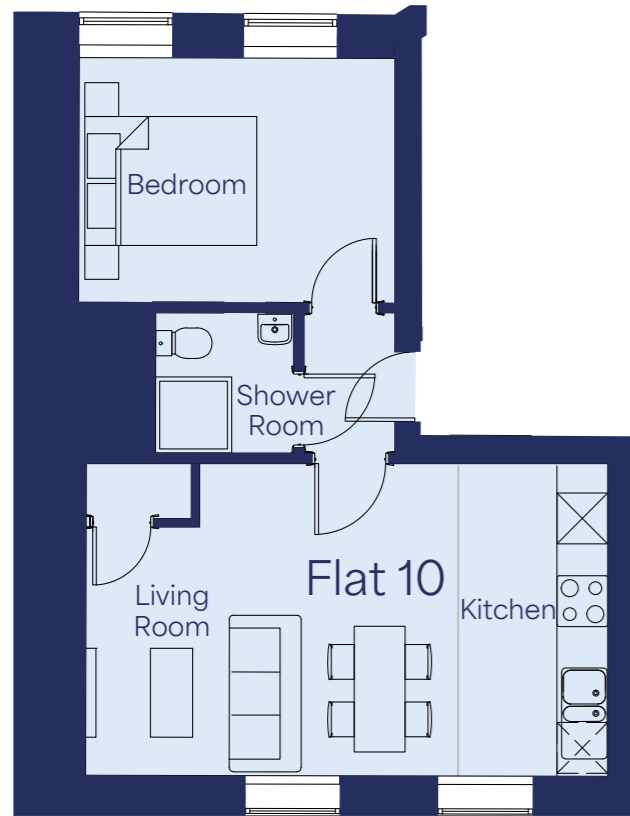
**Flat 9** 75m<sup>2</sup>

Split over two levels

<b>Kitchen:</b>	2.20m x 2.20m
<b>Living room:</b>	3.20m x 3.00m
<b>Bedroom 1:</b>	4.00m x 3.10m
<b>Bedroom 2:</b>	2.15m x 2.00m
<b>Shower room:</b>	2.40m x 2.10m

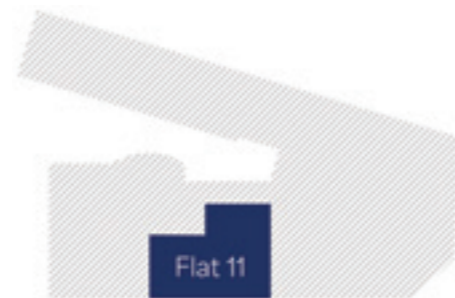
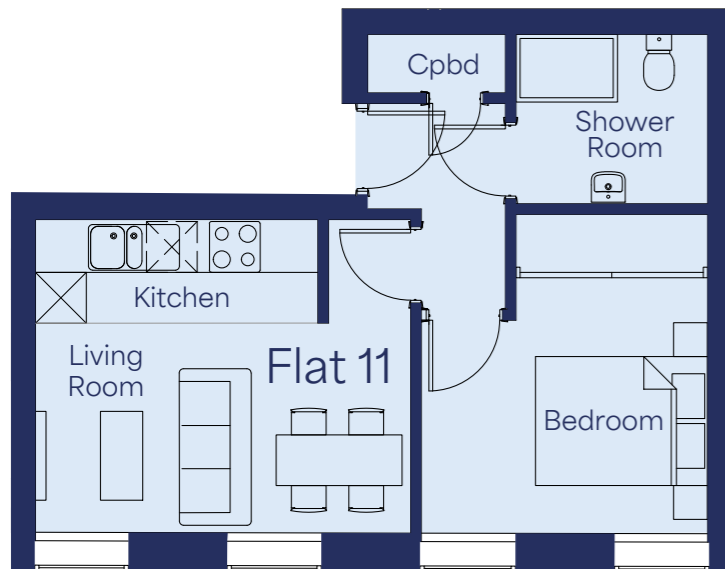
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# Second Floor



## Flat 10 38m<sup>2</sup>

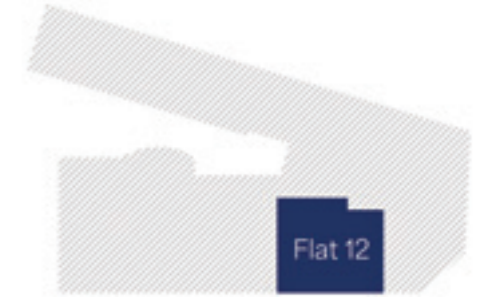
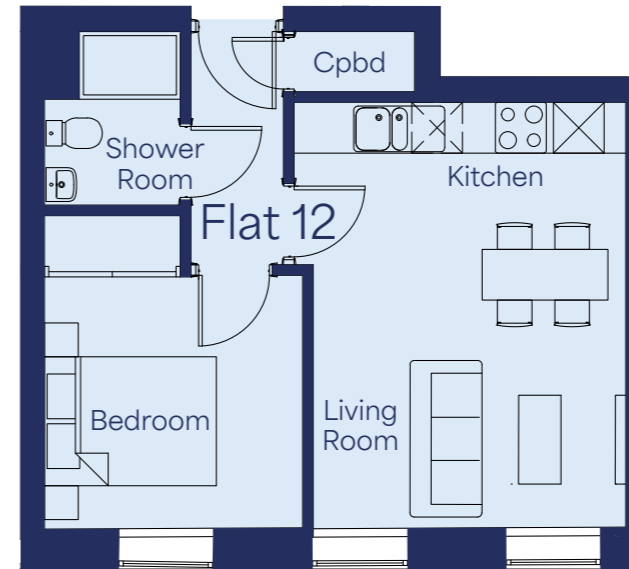
<b>Kitchen:</b>	3.60m x 1.70m
<b>Living room:</b>	4.30m x 3.60m
<b>Bedroom:</b>	3.70m x 2.80m
<b>Shower room:</b>	1.60m x 1.60m



## Flat 11 38m<sup>2</sup>

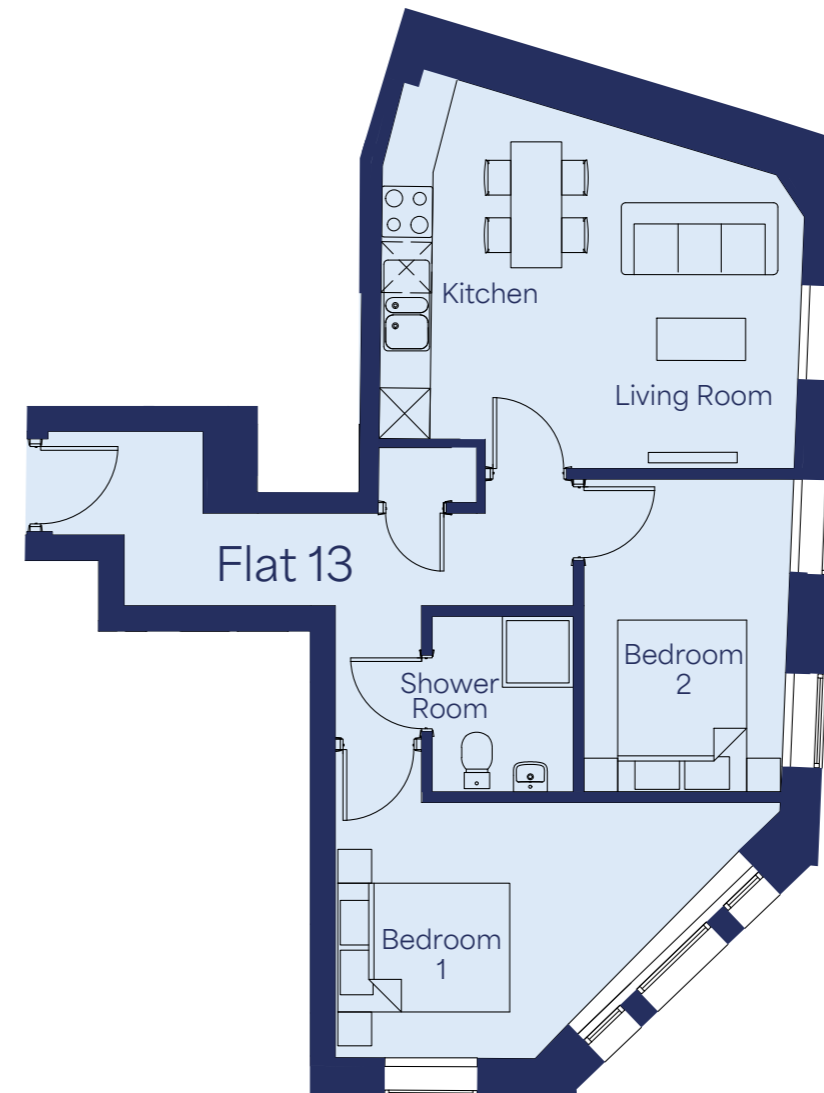
<b>Kitchen:</b>	3.00m x 1.20m
<b>Living room:</b>	4.40m x 2.40m
<b>Bedroom:</b>	3.30m x 2.90m
<b>Shower room:</b>	2.20m x 2.00m

# Second Floor



## Flat 12 37m<sup>2</sup>

<b>Kitchen:</b>	3.90m x 1.90m
<b>Living room:</b>	3.60m x 3.10m
<b>Bedroom:</b>	3.00m x 2.90m
<b>Shower room:</b>	2.00m x 1.60m



## Flat 13 57m<sup>2</sup>

<b>Kitchen:</b>	4.30m x 2.00m
<b>Living room:</b>	4.00m x 3.40m
<b>Bedroom 1:</b>	4.10m x 2.90m
<b>Bedroom 2:</b>	3.65m x 2.40m
<b>Shower room:</b>	2.00m x 1.65m

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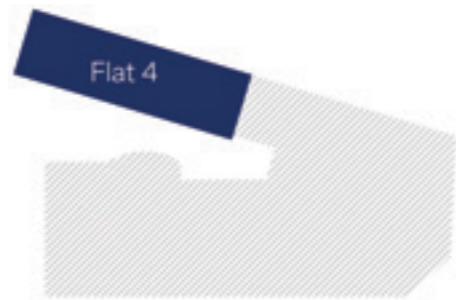
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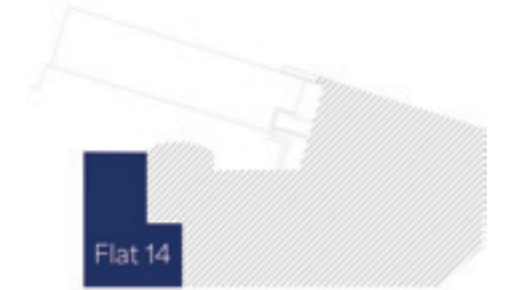


## Flat 4 48m<sup>2</sup>

Kitchen:	3.60m x 2.30m
Living room:	3.60m x 3.20m
Bedroom:	3.70m x 3.30m
Shower room:	2.40m x 2.00m

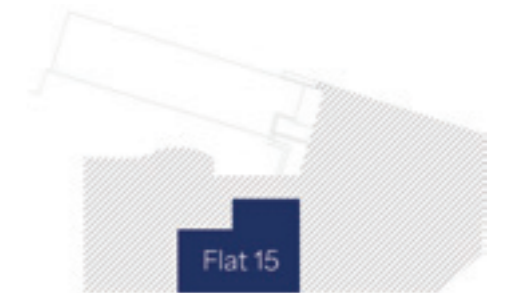
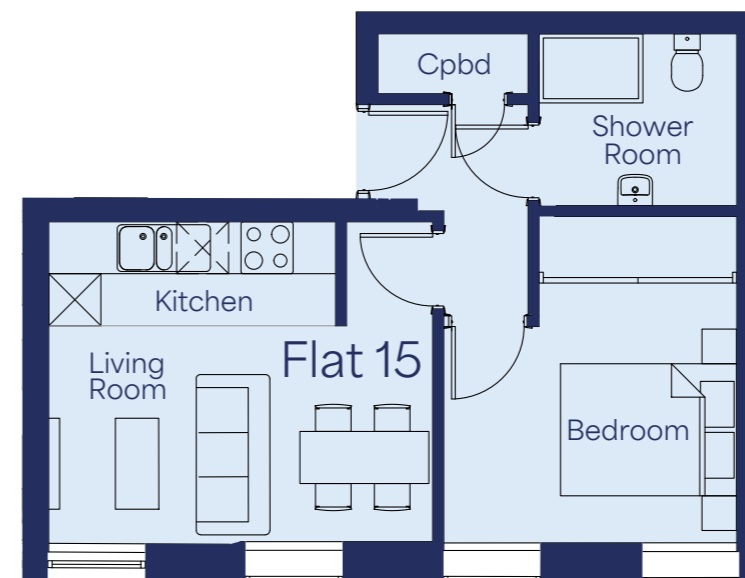


# Third Floor



## Flat 14 38m<sup>2</sup>

Kitchen:	3.60m x 1.70m
Living room:	4.30m x 3.60m
Bedroom:	3.65m x 2.70m
Shower room:	1.80m x 1.65m



## Flat 15 37m<sup>2</sup>

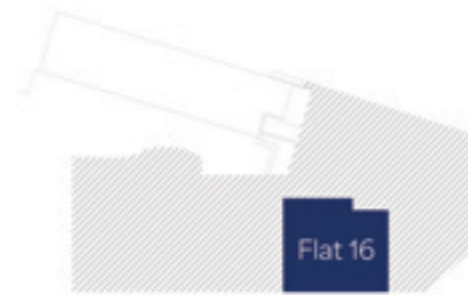
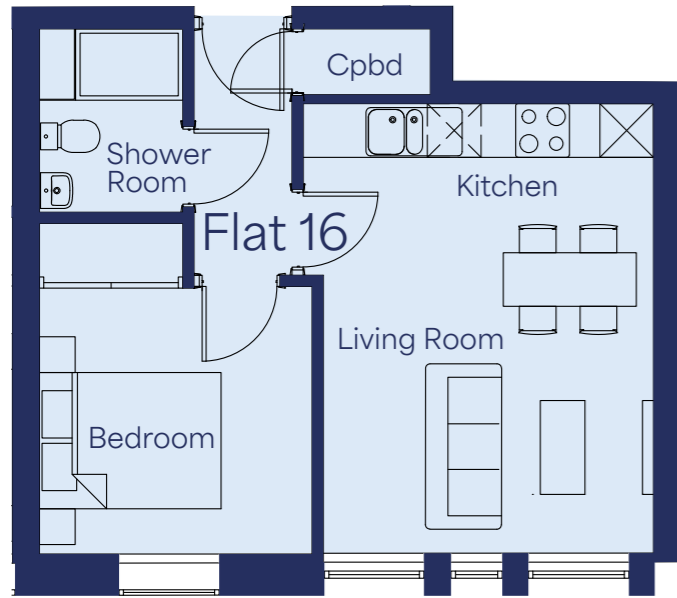
Kitchen:	3.30m x 1.20m
Living room:	4.40m x 2.40m
Bedroom:	3.30m x 2.90m
Shower room:	2.20m x 1.95m

Measurements are taken from the widest points in each room. Sketch plan for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary.

Measurements are taken from the widest points in each room. Sketch plan for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary.

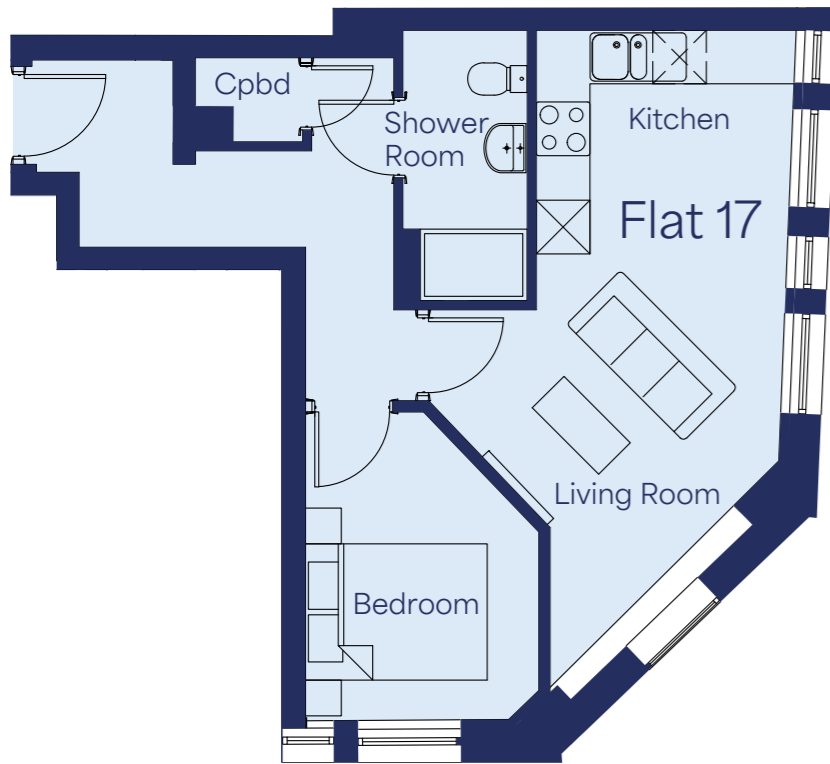


# Third Floor



## Flat 16 38m<sup>2</sup>

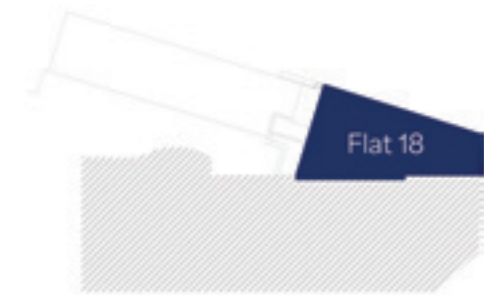
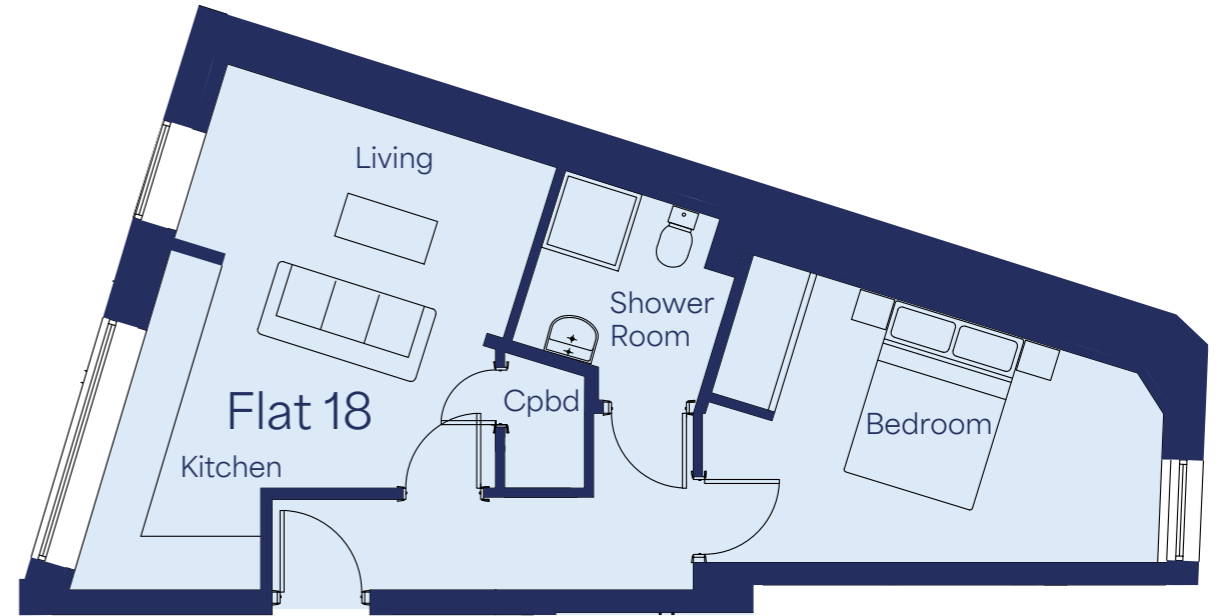
<b>Kitchen:</b>	3.90m x 1.90m
<b>Living room:</b>	3.60m x 3.10m
<b>Bedroom:</b>	3.00m x 2.90m
<b>Shower room:</b>	2.00m x 1.65m



## Flat 17 42m<sup>2</sup>

<b>Kitchen:</b>	3.60m x 2.60m
<b>Living room:</b>	3.40m x 3.30m
<b>Bedroom:</b>	3.40m x 2.50m
<b>Shower room:</b>	2.30m x 1.40m

# Third Floor



## Flat 18 45m<sup>2</sup>

<b>Kitchen:</b>	3.60m x 1.70m
<b>Living room:</b>	3.80m x 2.70m
<b>Bedroom:</b>	5.00m x 2.60m
<b>Shower room:</b>	3.00m x 1.90m



## About the Developer

The partners of Newton Abbot Properties Ltd have 30 years of national property development experience and have developed in Newton Abbot over the last 15 years. NAP Ltd have teamed up with experienced local developer / contractor Armada Property UK who have a reputation for quality and reliability.



The  
**Barclay**  
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**complete.**

thoroughly good property agents

For more information  
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Complete Estate Agents:

01626 362 246  
[nh@completeproperty.co.uk](mailto:nh@completeproperty.co.uk)