



Greenwood Ansteys Cove Road, Torquay. TQ1 2JE



Price £195,000



# Greenwood Ansteys Cove Road

Torquay

Rare greenfield building plot in sought-after location. Approved plans for a contemporary dwelling with 4 bedrooms, cinema/gym space, and garage. Prime real estate of 0.14 acres bordering on picturesque Stoodley Meadow.

Council Tax band: F / Tenure: Freehold / EPC Energy Efficiency Rating: F

- Well located, town fringe greenfield building plot
- Approval for a new build, reverse level contemporary dwelling
- Proposed property is arranged over three floors with an internally accessed roof terrace
- Plans include 4 bedrooms, an office/5th bedroom, cinema/gym and garage
- Plans include an open plan living area, dining area and kitchen on the first floor along with an outside terrace
- Plot extends to approximately 0.06 hectares (0.14 acres) bordered by an established hedgerow, wall and fencing
- Located in a sought after residential position close to Wellswood Village
- Overlooks the attractive green open space of Stoodley Meadow
- Located close to the beach of Ansteys Cove with access to the South West coast path
- Land is rectangular in shape, and is wider along the road frontage than the rear boundary.



View along road frontage of plot



ABSOLU

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Torquay

The site is situated approximately 1/3 of a mile from Wellswood Village with its array of boutique shops, delicatessen, public house, bistros and post office. Torquay town centre and deep water marina are also within easy access with an array of shops, facilities and amenities. The link road which connects to Newton Abbot, Exeter and beyond is also nearby.

## Absolute Sales & Lettings

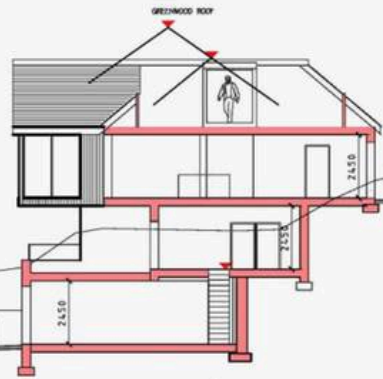
Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

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Section A - A 1:100

**Planting**

Site to be hard and soft landscaped as shown on landscape drawing with all plants and shrubs to be established. The existing site to be protected during the works to B06037 2012.

**Walls**

Rendered walls with either polymer render over render carrier board or traditional render against masonry (Tintex). Lower ground floor walls where applied to be stone faced using local limestone or laid and bedded on the natural bed without using machine cut edges for quoins and reveals. Provide stone faced retaining walls to terrace and road facing areas. Allow to cap with gravel paving.

North Elevation Proposed

**Roof**

Natural slate with clay ridge and hip tiles all bedded and mechanically fixed to manufacturer's instructions. Provide Grey PVC fascia and barge boards with ventilated soffits. Provide code 5 lead fill roof over access canopy to roof terrace. Form code 4 lead valleys all laid and dressed in the traditional manner.

**RW Goods**

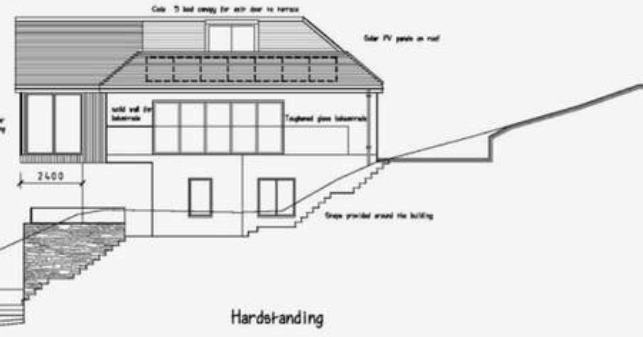
Provide polymer coated manhole pipes 1/2 road with down pipes all connected to storm water system with high lead down pipes to be taken to outfallage min 10m from building in agreed location. Other down pipes to be connected to 100mm dia drain and taken to attenuation tank with overflow discharge to combined sewer as agreed with SEDA.

**Windows**

Install Grey Aluminium Powder coated double glazed windows all fitted with Pilkington K glass, min U value 1.8W/m<sup>2</sup>K. Provide Aluminium cills externally with code 4 lead traps under dressed out over the render. Windows to be fitted with night/ride opening ability either via wires in the heads or locking system to allow for background ventilation min 0.000m<sup>2</sup> per room. Allow to provide escape hinges and have min operable area of 2000mm wide and 2000mm high. Allow to provide safety glass where glazing is within 800mm of the floor or in all doors and side panels. First edge of windows to be agreed with client size and dimensions to be checked and verified on site before ordering. All external doors to be fitted with double thresholds unless otherwise specified.



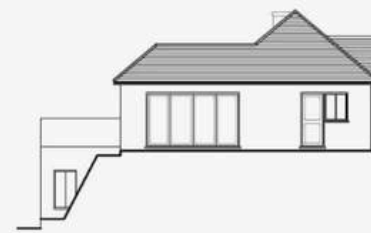
West Elevation Proposed



South Elevation Proposed

**Hardstanding**

Drive and hardstanding to be formed with gravel paving laid with permeable substrate on well compacted hardcore and sand bed to allow water penetration toward gravel channels and discharge to roadway below the parking area.



East Elevation Proposed



Site Location Plan 1:1250

**Erection of dwelling**

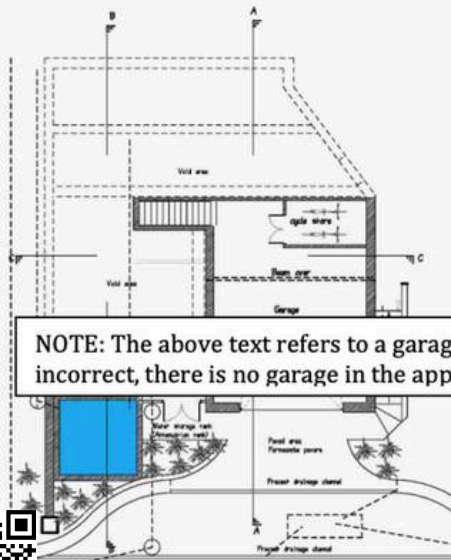
Greenwood  
Aneslys Cove Road  
Torquay  
TQ1 2JE  
For  
Mr L Williams

June 2021  
Scale 1:100 Sheet A1  
Dwg no 020-029-1-A

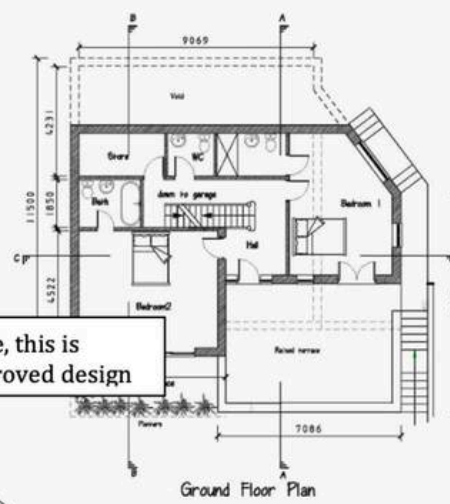
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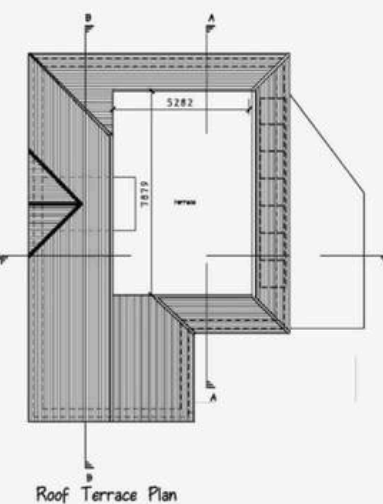
Lower Ground Floor Plan 1:100



Ground Floor Plan



First Floor Plan



Roof Terrace Plan

**NOTE: The above text refers to a garage, this is incorrect, there is no garage in the approved design**

