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Former Torbay Holiday Motel,  
Totnes Road, Paignton TQ4 7PT

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**FOR SALE**

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Exciting residential development  
opportunity

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2.92 Acres  
(1.18 Hectares)

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# Former Torbay Holiday Motel, Totnes Road, Paignton TQ4 7PT

## DESCRIPTION

The site, formerly the Torbay Holiday Motel, is located on Totnes Road (A385) on the outskirts of Collaton St Mary. The existing buildings are mid-20th century structures that have been unused for several years and are in a state of disrepair. The land comprises mainly hardstanding areas interspersed with unmanaged scrub growth.

This brownfield site offers an exciting residential development opportunity within the administrative area of Torbay Council. The site benefits from an outline planning consent for 30 dwellings.

- ✔ Site extends to approx 2.916 acres (1.18 hectares)
- ✔ Site held under title numbers DN698820 and DN695609
- ✔ Offers invited for the freehold, with vacant possession
- ✔ Outline consent (Ref: P/2022/0771) for 30 dwellings
- ✔ Site is within the Collaton St Mary Future Growth Area
- ✔ Total S.106 Contributions amount to £338,337
- ✔ Ransom Strip included in sale
- ✔ Vacant Building Credits



## ACCOMMODATION

	Acres	Hectares
<b>Total site size</b>	<b>2.92</b>	<b>1.18</b>

## RIGHTS OF ACCESS

Rights of access to adjoining landowners have been retained as set out in the title registers.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The property is offered for sale by informal tender. Offers are invited for the freehold interest, with vacant possession.

## EPC

The existing buildings are unoccupied; an EPC is not applicable.



Illustrative View 1 from Totnes Road



Illustrative View 2 along Principal Route From POS



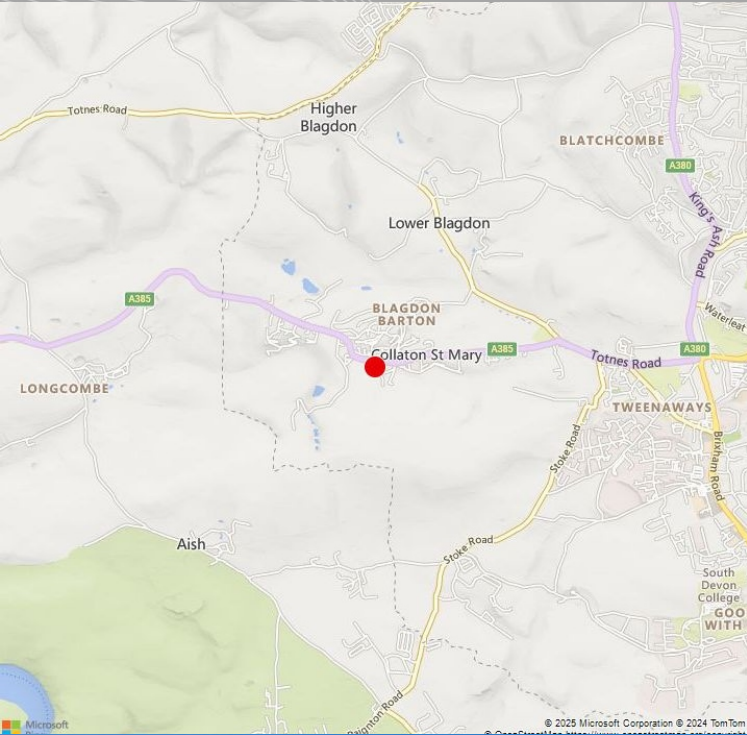
PLANNING

Torbay Motel  
 for  
 Eden Land Planning

Proposed Views

Scale: NTS  
 Drawing No: 1419 / P25 Rev. A  
 The Boat Shed Michael Browning Way  
 Exeter EX4 8DD  
 01392 438051 mail@euk.com

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## LOCATION

Collaton St Mary is a charming village on the outskirts of Paignton. The site benefits from excellent road connectivity, with Totnes Road (A385) providing direct links to:

Paignton Town Centre: 2.5 miles  
 Totnes: 6.5 miles  
 Torquay: 5 miles  
 Exeter: 25 miles

Paignton Railway Station offers access to the wider rail network.



Site Area	1.77Ha
<b>Schedule of Accommodation</b>	
<b>2 Bed:</b>	
A (Coothouse)	40m <sup>2</sup> 1
B	79m <sup>2</sup> 2
<b>Total 2 Bed</b>	<b>3</b>
<b>3 Bed:</b>	
C	90m <sup>2</sup> 7
D	91m <sup>2</sup> 1
E	93m <sup>2</sup> 2
F	105m <sup>2</sup> 1
<b>Total 3 Bed</b>	<b>12</b>
<b>4 Bed:</b>	
G	115m <sup>2</sup> 3
H	128m <sup>2</sup> 3
J	149m <sup>2</sup> 1
<b>Total 4 Bed</b>	<b>7</b>
<b>TOTAL UNITS</b>	<b>30</b>
Total Area	294m <sup>2</sup>

Bin and cycle storage to unit 21

**grange architects**

FOR COMMENT

Totnes Motel  
 Site and Planning  
 Indicative Site Layout

Total: 1:1000 @ 01  
 Drawing No: LSH/P20-01-G  
 The National Technical Drawing Convention  
 (BSI) 1988 - 1989 - 1990

0m 1:1000 scale 50m



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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Regulated by RICS 20-Jan-2025