



LAND AND DEPOT ON SHALDON ROAD NEWTON ABBOT

Freehold Development Opportunity for Sale



**BNP PARIBAS
REAL ESTATE**

SITE SUMMARY

- Newton Abbot is in Devon in Southwest England, 18.3 miles south of Exeter.
- The site is located to the east of Newton Abbot in the Buckland submarket, 1.1 miles from Newton Abbot railway station and 1.3 miles from the Town Centre.
- The property sits between Shaldon Road to the north and Haccombe Path to the south. The site is accessible from both roads and is located just off the A381.
- The site comprises c. 1.53 acres (c. 0.62 Hectares) and is surrounded by residential premises on all sides. There are some commercial premises further East.
- The site has potential for a range of uses including as a care home, retirement and traditional residential scheme, subject to planning.
- The site is being sold Freehold, with vacant possession on a conditional or unconditional basis.



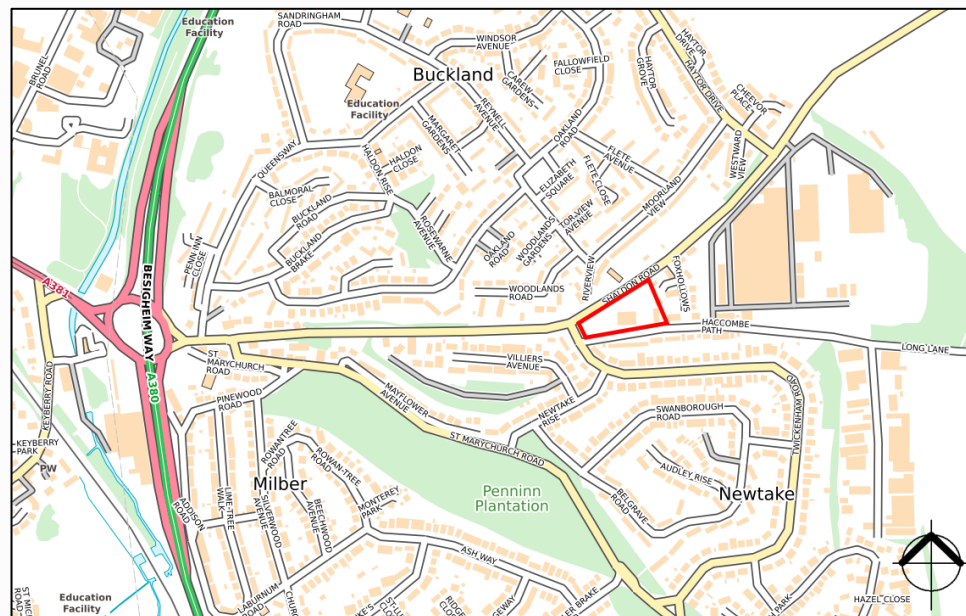
Newton Abbot is a popular market town in the region with strong connections to the coast and Dartmoor National Park.

LOCATION

Newton Abbot is in the County of Devon, located on the river Teign south of Exeter. It is a historic market town which remains popular given its proximity to natural attractions like the coast and Dartmoor National Park.

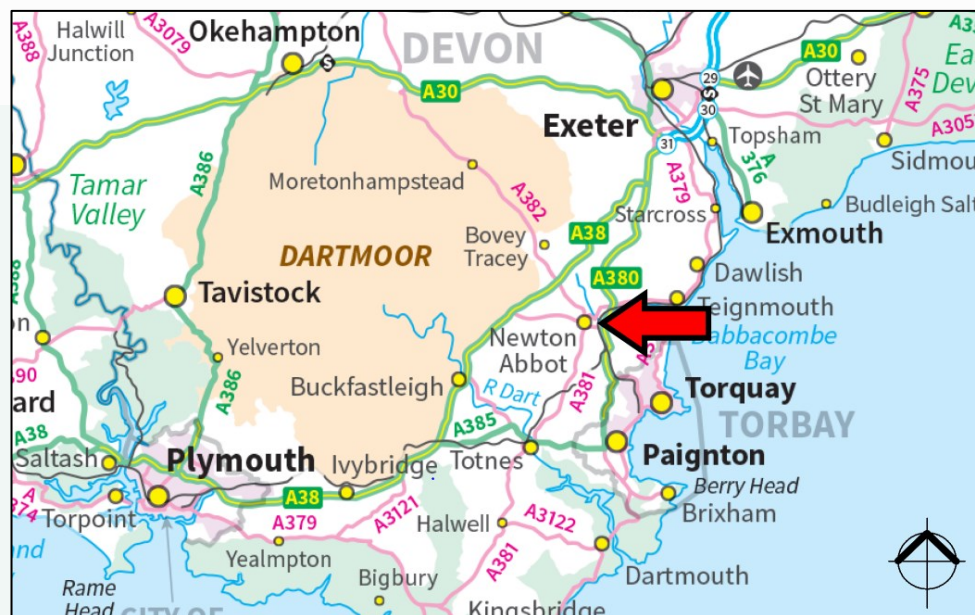
The town has a population of c. 29,500 under the 2021 census. It has a strong retail presence which is predominantly located in the town centre but is also split between the Kingsteignton Retail Park and Penn Inn Retail Park.

The site itself is located on Shaldon Road in Newton Abbot's Buckland submarket; a popular residential location in the town. The site is considered a highly accessible location with good road links. The A381 sits 0.4 miles west of the property providing links to Exeter and Torquay. There are also strong road links to Penn Inn retail park (0.7 miles) and the Town Centre (1.3 miles).



Please Note: Red line is indicative and not exact.

Source: Edozo



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Newton Abbot railway station is located in the town centre, 1.1 miles west of the subject property. The station provides direct National Rail services to several surrounding towns in the Southwest as well as to major UK cities including London, Glasgow, Bristol and Birmingham.



Newton Abbot sits on the A381, which runs north to Exeter (18.3 miles) and south to Torquay and Paignton (7.0 miles and 8.7 miles respectively). The A381 also connects to the A38, the main road running through South Devon to Plymouth (38.0 miles) and into Cornwall.



The closest international airport to Newton Abbot is Exeter Airport (20.2 miles), providing a range of services to several European cities. It is also serviced by Bristol Airport (81.4 miles) which provides a more regular and comprehensive range of flights.

Freehold site for sale with vacant possession

DESCRIPTION

The site currently comprises a Post Office supply chain depot, built over ground and first floor. The building measures 8,184 sq. ft. (GIA).

The depot benefits from parking to the east and west exceeding a combined area of 19,000 sq. ft. The western car park is accessed off Haccombe Path and the eastern car park is accessed off Shaldon Road. The total site area is c. 1.53 acres (c. 0.62 Hectares)

The Property is not listed and not in the Newton Abbot Town Centre Conservation Area. The property is classed as 'Very Low' on the Government's Floor Risk Summary.

The site lies within the boundary of Teignbridge District Council. The current Local Plan was adopted in May 2014 and runs until 2033.

ACCOMODATION

The Property comprises the below approximate GIA:

Description	Current Use	Area (SQ FT)
Ground	Office / Depot	6,999
First	Kitchen / Plant	1,185
BUILDING TOTAL		8,184



PLANNING AUTHORITY

Teignbridge District Council

PLANNING BACKGROUND

The Site is located within the Newton Abbot Settlement boundary, where development is, in principle, acceptable. The land is not specifically allocated or safeguarded in the Local Plan. The site does not contain any heritage assets nor is it located within a Conservation Area; existing trees on site do not appear to be covered by a Tree Preservation Order(s). The site is located within the Newton Abbot Neighbourhood Plan.

The Teignbridge Local Development Scheme anticipated the adoption of the new Local Plan in July 2025; however, this has been delayed whilst the Council consults on Main Modifications to the Plan. The site designations outlined above are no different within the emerging Local Plan.

From a review of the planning history, it appears that the existing B8 use could continue unimpeded.

Whilst the site is not safeguarded, nor designated as an employment site there is overarching planning policy that protects existing employment sites (which includes Use Class B8); proposals will then need to demonstrate that the replacement use has significant benefits which outweigh the loss of employment. In this instance, considering the limited nature of the site in term of potential operational propositions, its location, and surrounding context, we do believe there to be a good case to be made for alternative uses.

Overall, the site presents a good opportunity to explore either retrofit/reuse or wholesale redevelopment for a range of alternative uses, subject to securing the necessary planning permission; alternative uses are however contingent on the use being appropriate to the residential setting in which the site is located within.





TENURE

Freehold

TENANCIES

The Property is to be sold with Vacant Possession

RATES

We understand the Property is assessed as follows:

Rateable Value:	£65,000
UBR:	0.546
Rates Payable:	£35,490

Interested parties are advised to make their own enquiries with the appropriate local authority.

EPC

An Energy Performance Certificate for the Property is available on request.

SERVICES

We are advised the site benefits from mains power, gas, water and drainage. We suggest prospective purchasers undertake their own investigations of availability and capacity via the appropriate body.



METHOD OF SALE

Both unconditional and conditional offers for the freehold of property with limited title guarantee will be considered. The vendor does not undertake to accept the highest offer, or any offer.

VAT

We understand that the property is elected for VAT and therefore VAT may be chargeable upon the sale.

LEGAL COSTS

Each party is responsible for their own legal costs.

FURTHER INFORMATION

For further information please contact:

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Viewings are strictly by appointment through sole selling agents BNP Paribas Real Estate.



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