



 **Bettesworths**

El Patio, Paignton

11 Alta Vista Road, Paignton, Devon, TQ4 6DD

A unique opportunity to purchase this stunning property and elevated plot with an outstanding location & outlook



Overview

Price guide:
£850,000 - £900,000

- A stunning elevated plot of approximately 0.5 Acres (0.2 Hectares)
- Planning consent granted for 10 x two bedroom residential dwellings
- Potential to remodel consented development for more dwellings (stp)
- Or possibility for stunning single residential dwelling (stp)
- A rare opportunity to purchase a property & plot with such an outstanding location & outlook



El Patio, Paignton

Location

Paignton is situated at the very heart of Torbay – a sheltered, natural harbour of immense beauty, made up of the three towns of Torquay, Paignton and Brixham.

Torbay was affectionately labelled the English Riviera in Victorian times where its sunny climate, breathtaking views, and long safe sandy beaches were likened and compared to those of the French and Italian Rivieras.

Today, Torbay is still a very popular and attractive place to live with micro-locations (such as this opportunity) boasting incredible marine and coastal views from elevated positions.

El Patio is situated in the Roundham area of Paignton, envitably positioned between the much regenerated (but still quaint) Paignton Harbour and the stunning long sandy beaches of Goodrington. The property immediately fronts onto the delightful Roundham Gardens and Roundham Head.

The existing dwelling and the proposed development has spectacular views to the southwest over Goodrington Sands toward Elberry Cove and Brixham, taking in much of the Paignton to Kingswear section of the Dart Valley Steam Railway.



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The beautiful and family friendly Goodrington Sands is immensely popular and easily accessible via walks from Roundham Gardens. Alternatively, in the opposite direction Paignton's vibrant and popular harbour, seafront and pier are a short walk away.

Roundham is an incredibly convenient place to live, with first class beaches and water sports on the doorstep, the Southwest Coast path passing

immediately in front of the property but still with access to all expected large town amenities nearby.

Paignton is situated between the resort town of Torquay and the beautiful fishing port of Brixham.

Access to the A380 gives almost continuous dual carriageway access from Paignton to the M5 and motorway network at Exeter (18 miles).

Exeter also boasts an international airport.

Mainline railway connects are from Newton Abbot with branch connections and daily direct services from Paignton itself.



Planning

Planning is granted under application number: P/2019/0893 For demolition of existing building and replacement with 10 residential apartments with parking (see plan overleaf). Interested parties may seek to amend or resubmit these plans to suit their own scheme, designs and aspirations.



SITE PLAN





SOUTH ELEVATION



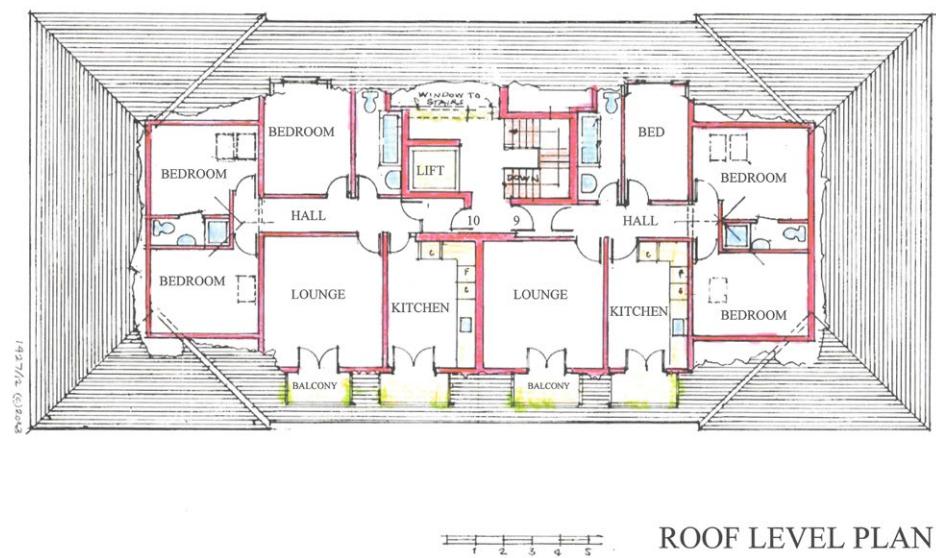
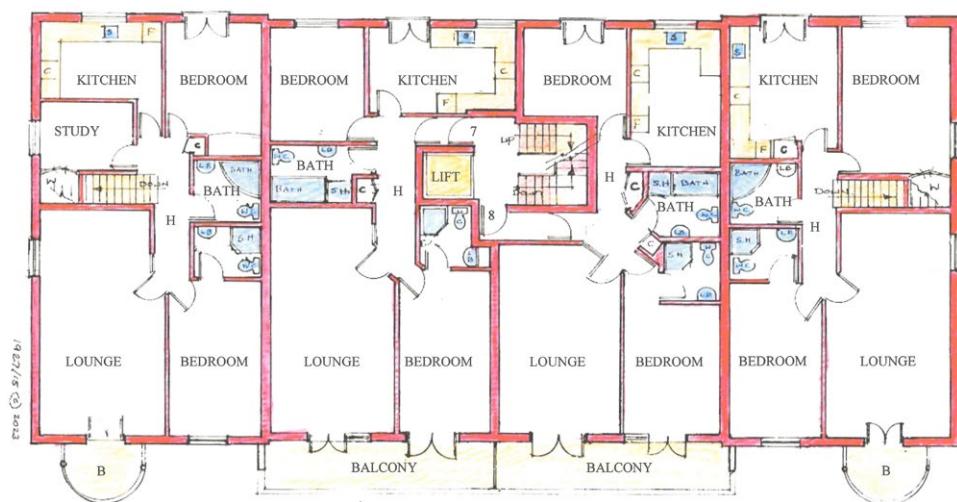
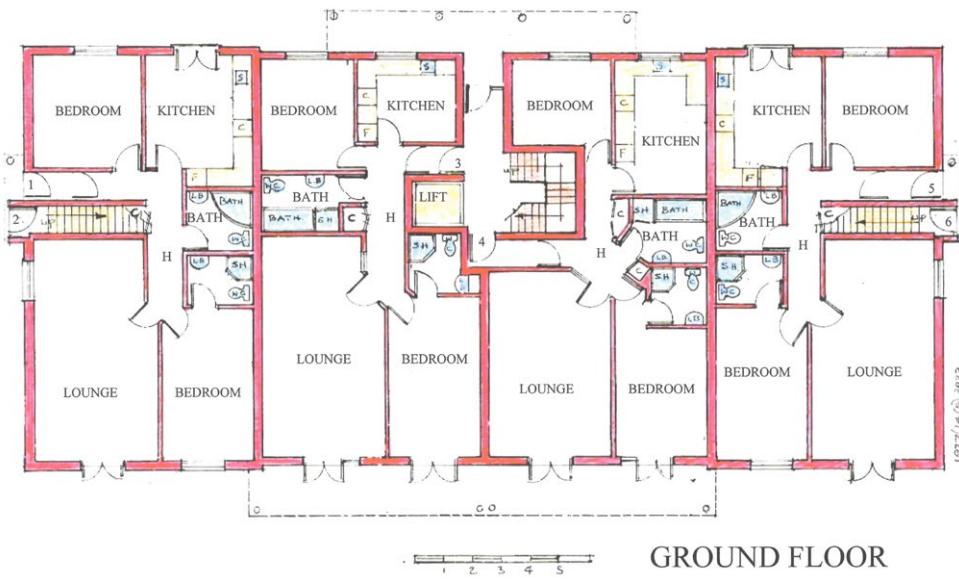
EAST

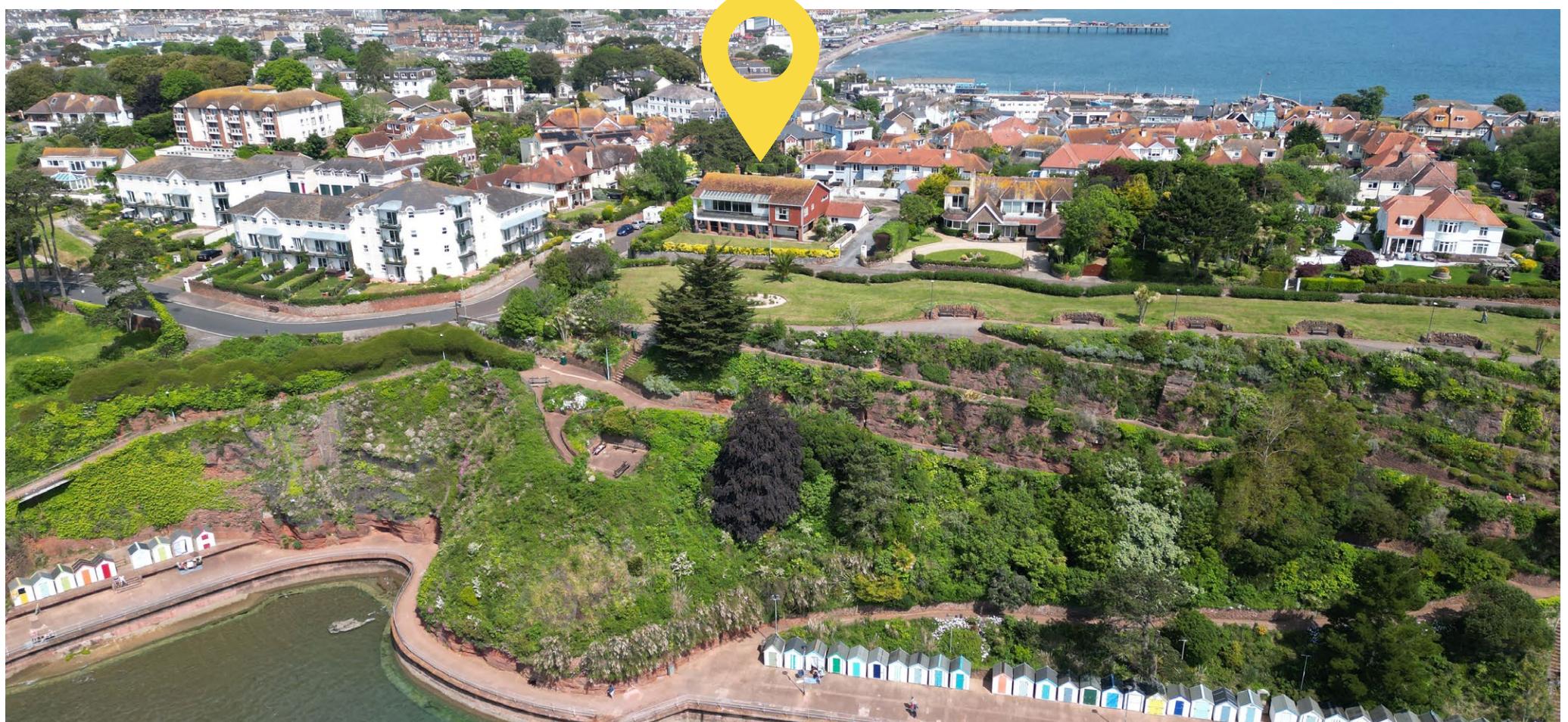


NORTH ELEVATION



WEST





The Property

El Patio comprises a detached extended two storey house in an elevated position on a level, corner plot extending to 0.5 acres (0.2 hectares).

The current dwelling is only in partial use but does have the benefit of a swimming pool to the rear (also not currently in use).

The house fronts onto Roundham Gardens, Roundham Head and Alte Vista Road to the side. The coastal, sea and harbour views are superb.



The Opportunity

It is envisaged that purchasers for the property would be motivated to either build out the existing planning consent for 10 residential dwellings, re-submit for more ambitious design of development with potentially greater unit numbers (subject to planning) or possibly reduce

the unit numbers to create a spectacular, unique private coastal residence in a high value and stunningly beautiful location, as a home.



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