Lot 83

"Harbour" and "Quays", 22 Cleveland Road, Torquay, Devon, TQ2 5BE



All enquiries Ref: Callum Glenn





- **Freehold Development Opportunity (stpp)**
- **Plot Size 0.25 Acre**
- **Full Vacant Possession**

Location:

The property is set in the heart of Torquay and less than 1 mile from the coast allowing immediate access to all the facilities of this popular tourist location in the heart of what is known as the English Riviera. Alongside recreational pursuits associated with this coastal location, the town offers a comprehensive range of shop[ping facilities and other recreational pursuits. The location benefits from good transport links with Newton Road and Riviera Way linking north to the A381 whilst the train station at Torquay is within 0.7 mile walk of the property.

Description/Potential:

The property comprises this substantial detached building within a plot of some 0.25 acre. It is currently arranged as "Harbour" a two building and "Quays" arranged as 3 flats. In its current configuration the property does require modernisation and upgrading however, prospective buyers may also wish to consider a more comprehensive development to re-configure and / or extend the existing property. Purchasers are deemed to rely solely on their own enquiries as to permissions required for intended development.

Accommodation:

"Harbour" – a two-floor attached building comprising:
Two Reception/Dining Rooms, Office, Kitchen, Laundry Room,
One Bedroom with en-suite wet room
Two Bedrooms, (one with incomplete works to create wet room), Bathroom/wc
One Bedroom with ensuite shower/wc.
One Bedroom with ensuite Wet room and wc Living room/kitchenette
One Bedroom with ensuite Wet room and wc
EPC Rating: TBC
Council Tax Band : TBC



Accommodation (continued):

"Quays" – A three floor building arranged as three flats:
Flat 1 comprising:
One Room, One Bedroom with ensuite Wet room and wc
EPC Rating: E . Council Tax Band: A

Flat 2 comprising:
Studio Room, Kitchen, Shower Room/wc
EPC Rating: E . Council Tax Band: A

Flat 3 comprising:
One Room, Bedroom with ensuite Wet room and wc
EPC Rating: E . Council Tax Band: A

To View:

Strictly and only by prior arrangement with the auctioneers.





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