

# LAND AT UPTON MANOR FARM

ST MARYS ROAD, BRIXHAM TQ5 9QH

Brownfield development site with planning permission for 28 residential dwellings



Indicative Red Line Plan



## SITE SUMMARY

- Brownfield redevelopment site
- Planning permission for 28 residential dwellings
- Planning reference - P/2026/0553
- 21.4% affordable housing units on site
- 1.33 acres (0.54 hectares)
- Freehold interest

CGI Image Looking east along St Mary's Road

## SITE DESCRIPTION

The site is split into two parcels, with the land known as St Mary sitting to the north of St Mary's Road and the Old Dairy sitting to the south of St Mary's Road. The extent of the land for sale is identified on the site plan and the gross site area is approximately 1.33 acres (0.54 hectares).

The site comprises a mixture of one, two and three storey old stone and rendered offices and workshops in a poor state of disrepair, as well as hard standing and car parking.

The St Marys parcel is relatively flat, however the Old Dairy site slopes gradually from south east to north west.

The site is accessed via St Mary's Road, which provides access from Higher Brixham via Upton Manor Road and connects through to Sharkham Point to the east.

The nearest railway stations are Paignton 6 miles to the north, and Totnes 10 miles to the west, providing direct trains to Newton Abbot and Exeter to the North and Penzance to the South.

## BRIXHAM

Brixham is a historic fishing town located in Torbay in South Devon. It is approximately 30 miles south of Exeter and 33 miles east of Plymouth.

The town has good communication links and is located off the A3022, which provides direct access onto the A385 and A380 leading to Totnes and Ivybridge to the west and Newton Abbot to the north.

Brixham provides a range of community facilities including pre-schools and primary schools, church's and public houses.



Location Plan

**Land at Upton Manor Farm** St Marys Road, Brixham TQ5 9QH



Aerial CGI Image looking north



## PLANNING

The planning application, which proposed the detailed application for the demolition of the existing industrial buildings and erection of 28no. residential dwellings (22no. open market and 6no. affordable) together with access, estate roads, landscaping and associated infrastructure was allowed at appeal, with the Planning Inspectorate granting planning permission for the site on 5th December 2025.

- Planning reference - P/2026/0553
- Appeal reference - APP/X1165/W/25/3368343

## SECTION 106

The S.106 agreement provides for the following obligations:

- Provision of 21.4% on site affordable housing (6no. units)
- Ecology Contribution of £3,780 (index linked)
- Waste and Recycling Contribution of £4,536 (index linked)

## SCHEME PARAMETERS

The site has planning for 28no. units, which comprise:

- 2no. x one bedroom apartments
- 14no. x two bedroom apartments
- 2no. x two bedroom houses
- 7no. x three bedroom houses
- 3no. x four bedroom houses

The affordable units have been designated as:

Affordable Rented:

- 2no. x one bedroom apartments
- 3no. x two bedroom apartments

Shared Ownership:

- 1no. x two bedroom apartment

The total GIA for the scheme extends to approximately 2,324.6 sq m / 25,013 sq ft, with the open market mix extending to 1,884 sq m / 20,270 sq ft and the affordable mix 440.9 sq m / 4,742 sq ft.

A full suite of planning documents and drawings are provided within the Technical Pack.



CGI Image looking west along St Mary's road



CGI Image looking south at the Old Dairy

## TENURE & TITLE

The site is registered under title number DN131397 and part of title number DN593847 and is owned freehold (title absolute).

The title registers and plans are provided as part of the technical pack and prospective purchasers are advised to make their own enquiries in relation to these titles.

## LOCAL AUTHORITY

The site falls within the jurisdiction of Torbay Council.

Torbay Council  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

## OFFERS & METHOD OF SALE

The Seller is seeking proposals from interested parties on an unconditional basis.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document in the Technical Pack.

Offers are to be submitted via email to Nick Walker:

[ndwalker@savills.com](mailto:ndwalker@savills.com)

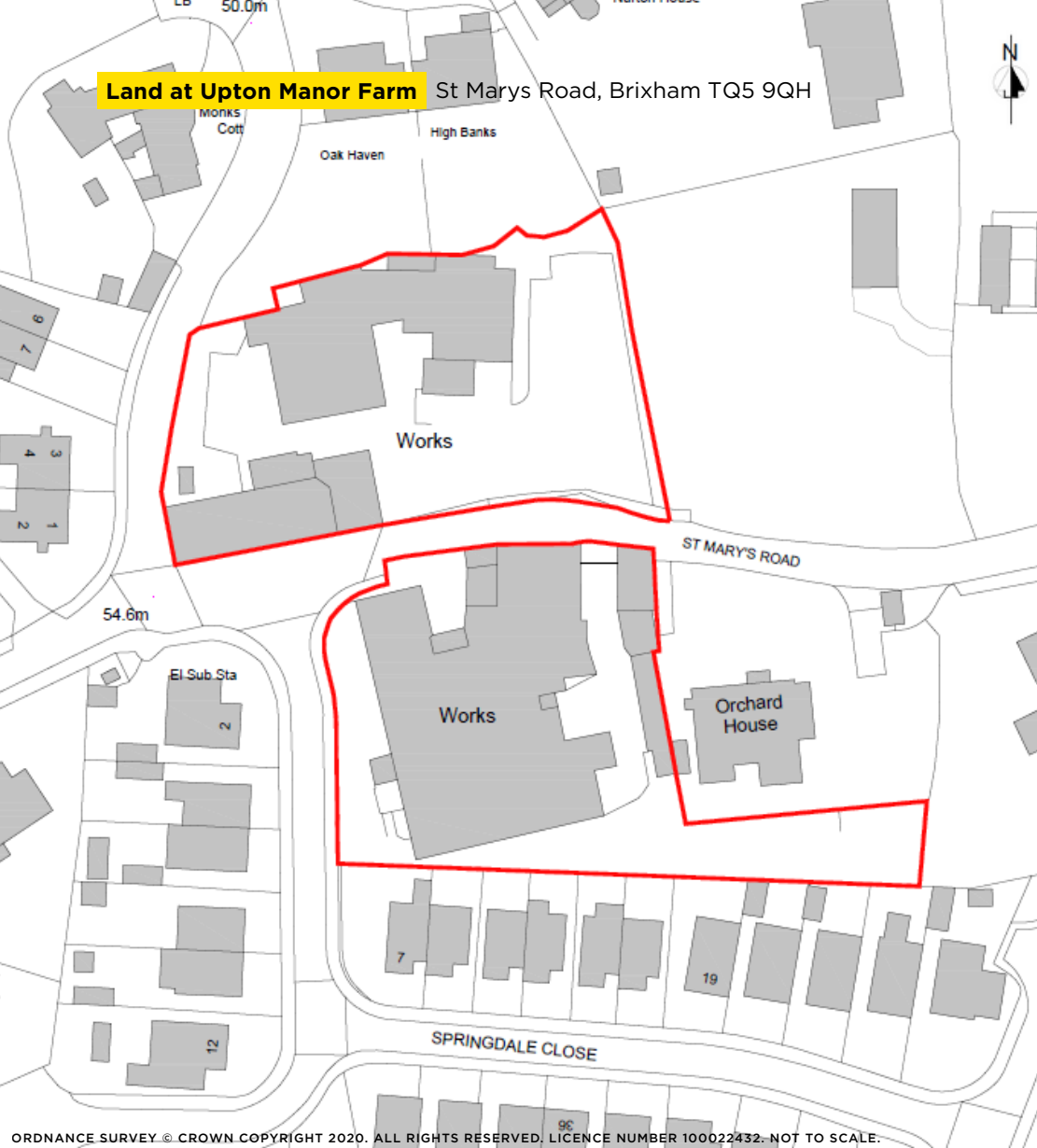
Please note the Vendors will not be obliged to accept the highest offer or any other offer.

## VAT

The land is not currently elected for VAT.



CGI Image looking north at the St Mary



**Land at Upton Manor Farm** St Marys Road, Brixham TQ5 9QH



ORDNANCE SURVEY © CROWN COPYRIGHT 2020. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432. NOT TO SCALE.

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 |

## SERVICES

Search results from the utility providers, showing the location of existing services in relation to the site, are provided in the Technical Pack.

## VIEWING

Access to the site can be arranged, strictly by appointment with the sole selling agent, Savills.

Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the property.

Viewers visit the property at their own risk.

## FURTHER INFORMATION

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans
- Land Registry title registers and plans
- Planning Documents
- Scheme Plans
- Site photographs and CGI's
- Service enquiries
- Basis for submission of offers

## CONTACT

For further information please contact:

**Nick Walker**

Director  
ndwalker@savills.com  
07807 999 523

**Rhiannon Wicks**

Associate  
rhiannon.wicks@savills.com  
07807 999856

