

# BRUNEL MANOR

TEIGNMOUTH ROAD, TORQUAY TQ1 4SF

Residential development and conversion opportunity



## KEY HIGHLIGHTS

- Historic Grade II listed Brunel Manor House and ornamental gardens, as well as the converted stable block, Brunel Court and Brunel Lodge.
- Planning permission for the redevelopment and conversion of the existing buildings to provide 26no. dwellings and construction of 9no. new dwellings.
- Planning reference number P/2023/0606, as well as Listed Building Consent under P/2023/0616
- 0% Affordable Housing
- No CIL
- 4.05 Ha / 10.03 acres
- Freehold



Aerial view of the proposed redesign of Brunel Manor, with new build units within the grounds

## DESCRIPTION

The site is currently split into three separate properties, Brunel Manor, Brunel Court and Brunel Lodge.

Brunel Manor is a Grade II listed house (Use Class C1) built over four storeys. The house benefits from 6no. reception rooms on the ground floor, 39no. bedrooms on the first floor, 14no. bedrooms on the second floor and a further 2no. bedrooms on the third floor.

The Manor has a floor area of 3,379 sq m / 36,373 sq ft and sits in extensive grounds of approximately 3.66 Ha / 9.05 acres.

Brunel Court (Use Class C3) is the former stable block to the main house, which has been converted to provide 3no. 2 bedroom terraced cottages (Magnolia Cottage, Bluebell Cottage and Holly Cottage) and 1no. 2 bedroom flat (Hayloft Flat). There is also a conference facility and an additional 12no. bedrooms.

The Court has a floor area of 539 sq m / 5,797 sq ft, with the site extending to 0.17 Ha / 0.43 acres.

Brunel Lodge (Use Class C3) is a single property which provides for 3no. reception rooms and 9no. bedrooms across two storeys. The ground floor also provides for a self contained 1 bedroom apartment.

The Lodge has a floor area of 284 sq m / 3,059 sq ft, with the site extending to 0.22 Ha / 0.55 acres.

The Manor and gardens are in the Watcombe Park conservation Area and are Grade II listed due to their historical and architectural significance. The Court and Lodge are not listed, but are within the Conservation Area.

## TORQUAY

Torquay is a thriving coastal town located in Torbay, approximately 18 miles south of Exeter and 28 miles to the east of Plymouth.

The town provides a full range of services and amenities including a variety of primary and secondary schools and a hospital.

Torquay is a traditional seaside resort town, known for beaches such as Babbacombe and Oddicombe and has a population of approximately 65,000.



Southern Elevation of proposed new build on Woodland Row



Front approach of proposed new build on Water Row



Rear View of the proposed new build units on Woodland Row



Southern Elevation of proposed new build on Water Row

CGI images created by APG showing the proposed redevelopment, provided in the Design and Access Statement (July 2023),

## SITE AND LOCATION

Brunel Manor is located in an elevated position on the north eastern outskirts of Torquay. The property is situated approximately 3.5 miles north east of the town centre off the A379 (Teignmouth Road), which provides access into the town centre to the south and Teignmouth to the north.

The property is bounded by residential properties to the north, west and south and Teignmouth Road to the east.

A range of local amenities and services are located within close proximity of the property, including three schools, a restaurant and a park. Torre Railway station is situated 3 miles from the property off the A3022, which provides direct trains to Exeter with a journey time of approximately 1 hour. There are also regular bus services which pass through the town, providing access to the town centre, as well as Newton Abbot, Exeter and Plymouth.

Exeter International Airport is located 24 miles to the north of the property and provides daily flights to London City Airport as well as services to other national and international destinations.

## PLANNING

Planning permission was granted by Torbay Council on 24<sup>th</sup> June 2025 (application reference P/2023/0606) for the redevelopment and conversion of Brunel Manor to provide 17no. dwellings on Brunel Manor, alongside the retention of Brunel Court and Lodge to provide 7no. and 2no. dwellings respectively and construction of a further 6no. new build dwellings on Woodland Row and 3no. new dwellings on Water Row, with associated parking, access and landscaping.

Listed Building consent also granted under application reference P/2023/0616.

A detailed unit schedule is shown opposite, with the illustrative masterplan shown on the next page. All plans are provided in the technical pack.

The decision notice is provided within the technical pack, with notable planning conditions as follows:

- **Standard Condition:** Development must begin within three years of application grant date (24/05/25).
- Condition 3: No phase of development shall take place until a CEMP has been submitted and approved.
- Condition 4: No phase of development shall commence until the detailed surface water drainage scheme for the phase has been submitted and approved.
- Condition 5: Programme of archaeological work must be undertaken prior to development.
- Condition 7: A Method Statement for the protection and preservation of the garden features within the Watcombe Park and Brunel Manor Historic Garden needs to be submitted and approved prior to commencement.
- Condition 14: No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted and approved.

## S106 & CIL

The S.106 agreement was signed on 13<sup>th</sup> June 2025 and confirms 0% Affordable Housing is required to be provided.

The following contributions are required:

- Education Contribution - £341,560
- NHS Contribution - £21,734
- Public Open Space Contribution - £41,715
- Administration Charge - £21,732.15
- Sustainable Transport Contribution - £45,698
- Waste Management Contribution - £5,670

No CIL is applicable on the scheme.

## BRUNEL MANOR

Manor	Type	Beds	GIA Sq M	GIA Sq Ft
1	House	3	114	1227
2	2BF	2	97	1044
3	2BF	2	76	818
4	Duplex	3	155	1668
5	2BF	2	104	1119
6	2BF	2	154	1658
7	2BF	2	110	1184
8	House	3	154	1658
9	House	2	128	1378
10	2BF	2	88	947
11	2BF	2	76	818
12	2BF	2	175	1884
13	2BF	2	100	1076
14	2BF	2	78	840
15	2BF	2	154	1658
16	2BF	2	169	1819
17	Duplex	2	132	1421
<b>Total</b>			<b>2064</b>	<b>27771</b>

## BRUNEL LODGE

Lodge	Type	Beds	GIA Sq M	GIA Sq Ft
1	House	3	127	1367
2	House	3	141	1518
<b>Total</b>			<b>268</b>	<b>2885</b>

## BRUNEL COURT

Court	Type	Beds	GIA Sq M	GIA Sq Ft
1	House	3	102	1098
2	House	1	54	581
3	House	1	74	797
4	House	2	105	1130
5	House	3	83	893
6	House	2	70	753
7	House	2	72	775
<b>Total</b>			<b>560</b>	<b>6028</b>

## WOODLAND ROW

Wood	Type	Beds	GIA Sq M	GIA Sq Ft
1	House	4	138	1485
2	House	4	138	1485
3	House	4	138	1485
4	House	4	138	1485
5	House	4	138	1485
6	House	4	138	1485
<b>Total</b>			<b>828</b>	<b>8913</b>

## WATER ROW

Water	Type	Beds	GIA Sq M	GIA Sq Ft
1	House	4	111	1195
2	House	4	111	1195
3	House	4	111	1195
<b>Total</b>			<b>333</b>	<b>3584</b>

# ILLUSTRATIVE MASTERPLAN

Water Row



Brunel Court



Brunel Lodge



Brunel Manor



Woodland Row

## Brunel Manor

Teignmouth Road, Torquay TQ1 4SF

## TENURE & TITLE

Brunel Manor is registered under Title Number DN657647 and is owned freehold (title absolute). It includes the main access road off Teignbridge Road which provides access to Brunel Court and Brunel Lodge as well as a further property, Carousel.

Brunel Court is registered under Title Number DN341499 and is owned freehold (title absolute).

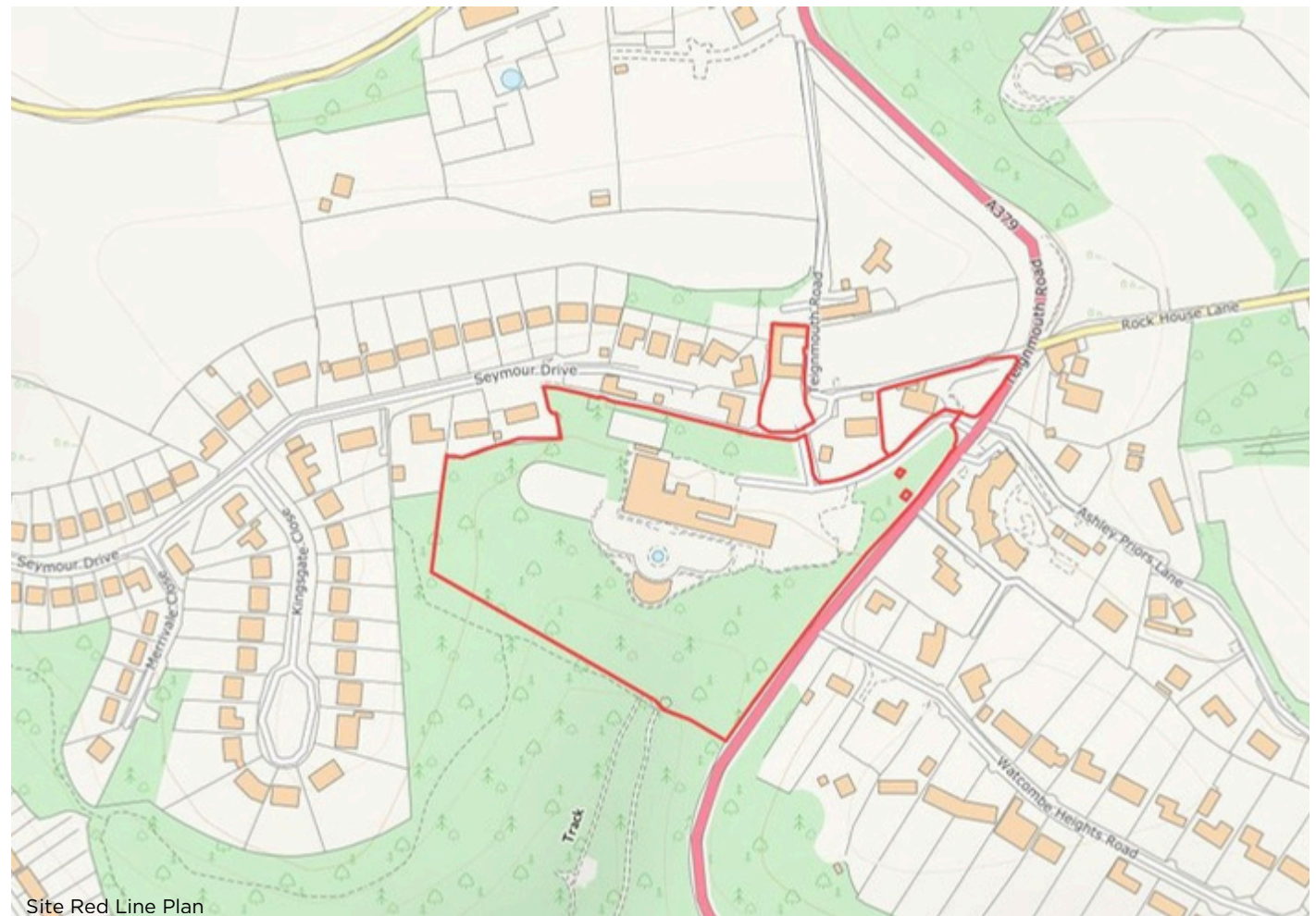
Brunel Lodge is registered under Title Number DN54851 and is owned freehold (title absolute).

## SERVICES

Search results from the utility providers showing the location of services in relation to the Property are provided in the technical pack.

## EPCS

EPCs for all of the properties have been carried out and are available in the technical pack. Example EPC below:



Site Red Line Plan

## EXISTING BUILDING AREAS AND EPC RATINGS

Property	Sq M	Sq Ft	EPC
Brunel Manor	3,379	36,373	C
Brunel Court - Conference	299	3,218	C
Brunel Court - Magnolia	46	495	D
Brunel Court Bluebell	47	506	D
Brunel Court - Holly Cottage	49	527	D
Brunel Court - Hayloft Cottage	75	807	D
Brunel Lodge	284	3,059	C







## EXISTING FLOOR PLANS - BRUNEL LODGE



**OUTBUILDING**  
APPROX. GROSS INTERNAL FLOOR AREA 284.16 SQ FT / 26.40 SQM

**GROUND FLOOR**  
APPROX. GROSS INTERNAL FLOOR AREA 2197.99 SQ FT / 204.20 SQM

**FIRST FLOOR**  
APPROX. GROSS INTERNAL FLOOR AREA 1284.13 SQ FT / 119.30 SQM

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.



## FIXTURES AND FITTINGS

All fixed plant and fixtures and fittings to be included in any sale.

## VAT

The Property has not been opted to tax and therefore VAT will not be payable on the sale price.

## VIEWING

Viewing should be arranged by prior appointment with 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.

## OFFERS

Offers are invited for the freehold interest as a whole or potentially in part or parts thereof. The closing date for submission of offers will be confirmed in the "submission of Offers" document in the Technical Pack.

## LOCAL AUTHORITY

The Property falls within the jurisdiction of Torbay Council:  
Torbay Council, Town Hall, Castle Circus, Torquay, TQ1 3DR Tel: 01803 201201

## FURTHER INFORMATION

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

- Location and site plans
- Title information
- Planning Information
- Site Surveys
- EPCs
- Floor Plans
- Asbestos Reports
- Photographs
- Results of service enquiries
- Submission of offers document

## CONTACT

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