



Land Behind 15 New Road, Brixham, TQ5 8LZ
Freehold Land
£50,000

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An Exceptional Development Opportunity in the Heart of Brixham

Set between New Road and Lower Manor Road, this rarely available parcel of land presents a compelling opportunity for developers seeking a prime central Brixham location. Measuring approximately 115 sqm and positioned against an impressive limestone cliff-face, the site offers a private and uniquely contoured setting just moments from the bustling town centre and picturesque harbour.

The land is accompanied by comprehensive architectural plans, thoughtfully designed and already subjected to a positive pre-application response from Torbay Council. These plans outline a smart, contemporary detached family home arranged over four floors, incorporating three generous bedrooms, modern open-plan living accommodation, private parking, and a south-facing rear garden.

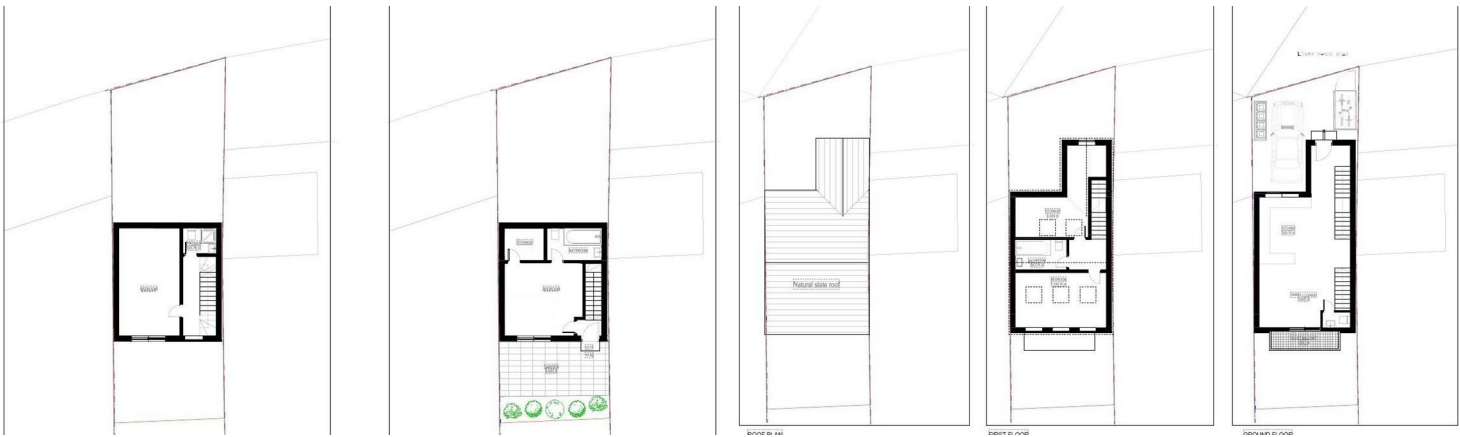
Currently comprising a derelict garage alongside a parking space accessed from Lower Manor Road, the plot sits within an area where high-quality new homes have recently been completed with superb effect, further highlighting the potential of this scheme.

Given the sought-after location and the scope of the proposed development, strong levels of interest are anticipated. Early registration is highly recommended for those looking to secure a standout project in one of South Devon's most vibrant coastal towns. Please note that any plans would be subject to a full application for planning permission.

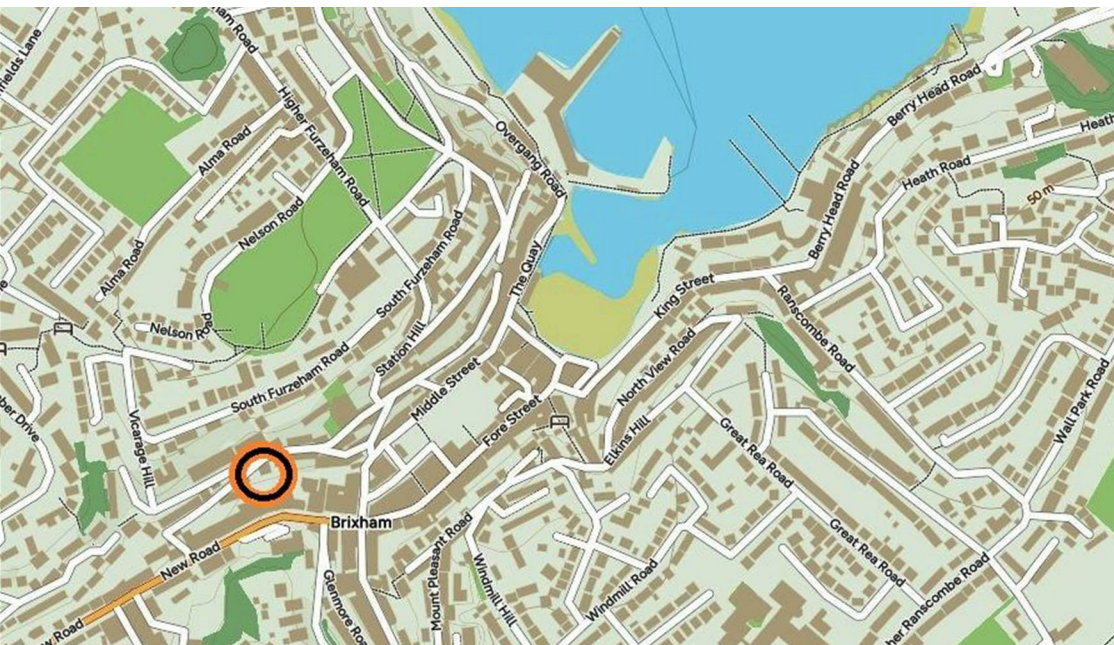
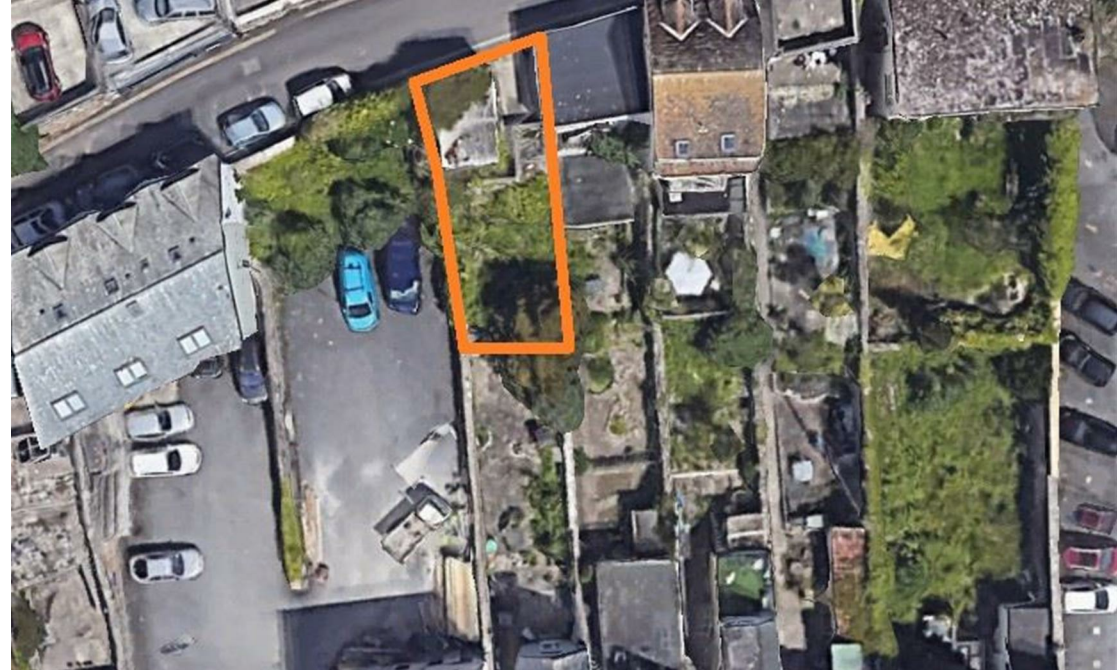
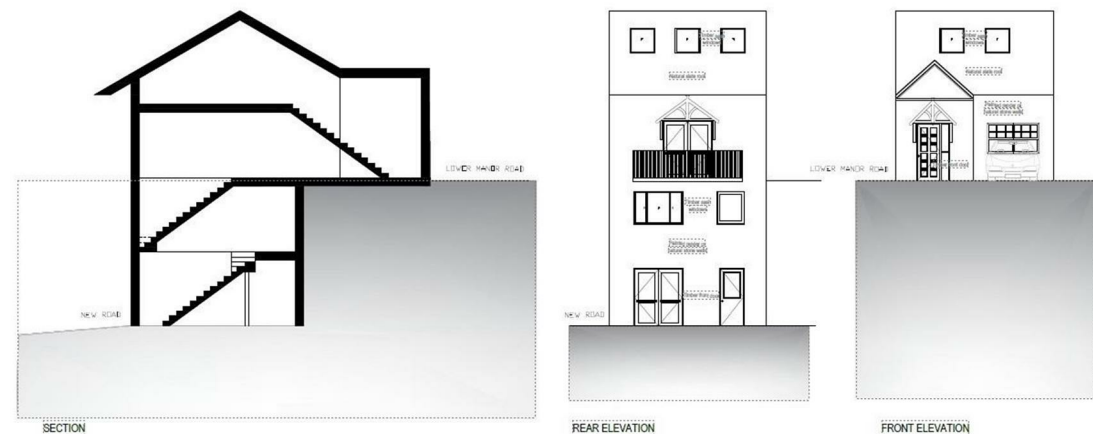
Council Tax Band: New Build



- Great Opportunity Awaits
- Plans For A 3-Bed Detached House
- Currently A Garage & Parking
- Rarely Available In Brixham
- Very Close To Town & Harbour
- Offered With No Onward Chain



Proposed Plans - November 2025



Proposed Floorplan



Current EPC Rating:

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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