|  |  |
| --- | --- |
| **SITE OVERVIEW - GREEN** | |
| **Town** | **Torquay** |
| **Site Name** | Torre House, Falkland Road |
| **HELAA Reference no.** | 21T011 |
| **Approx. yield** | 8 |
|  | |
| **Suitable: How the principle of development is established** | The site has planning permission for conversion from a residential institution (care home) to 8 apartments – see planning permissions P/2019/1188 and P/2016/1356. |
| **Available: Any change in circumstances since principle established** | Given thatP/2019/1188 was submitted on 6 November 2019 and approved on 10 June 2020, it would appear that the site remains available, although it is noted that the conditions are yet to be discharged. |
| **Achievable** |  |
| **Customer Reference no.** |  |
| **Current use** | Care home/Student residence (EF)/Vacant? |
| **Site description** | The site, Torre House, comprises a large triple-storey (with a small basement level) Victoria villa and its curtilage, in a fairly prominent position above Falkland Road (which forms the western boundary) along which there is a stone retaining wall. The site, which is located within Belgravia Conservation Area, is one of a group of three large Victorian buildings that take access via a shared private drive and parking area off Falkland Road. |
| **Total site area (ha)** | Approximately 0.09ha. |

|  |  |
| --- | --- |
| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | 8 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |