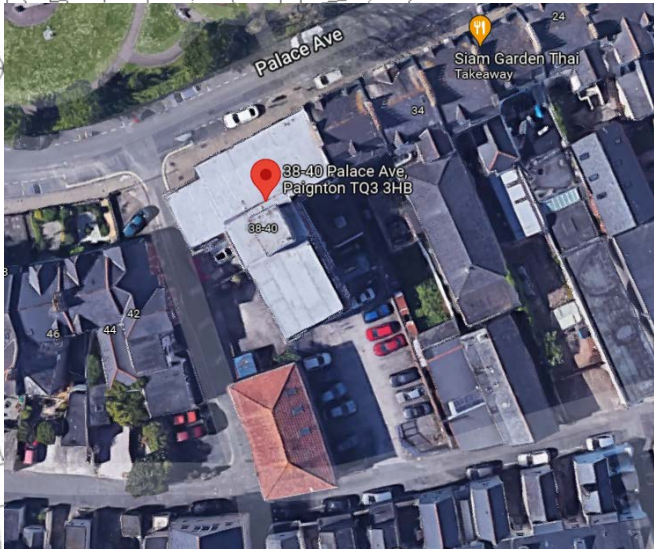
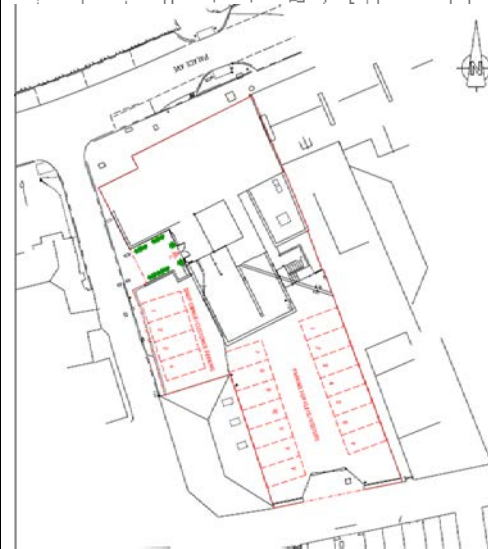


SITE OVERVIEW - GREEN	
Town	Paignton
Site Name	38-40 Palace Avenue
HELAA Reference no.	21P007
Approx. yield	11



Suitable: How the principle of development is established	Yes P/2019/0619 – change of use from office to dwelling - Prior approval - approved. P/2019/1158 - Change of Use from B1(a) Office to C3 Dwellings - Prior approval - approved.
Available: Any change in circumstances since principle established	Yes
Achievable	Yes
Customer Reference no.	
Source of Site (call for sites, Local Plan allocation etc.).	
Current use	Commercial unit on the ground floor with offices above
Site description	The site is 38-40 Palace Avenue, Paignton, has a commercial unit on the ground floor and previously had offices on the first to third floors until the company that occupied the site for at least the past 15 years went into administration on 26th April 2019

Total site area (ha)	Approx. 0.19ha

AVAILABILITY ASSESSMENT	
Reasonable prospect of delivery (timescale):	
The next 5 years	9
A 6-10 year period	
An 11-15 year period	
Later than 15 years	