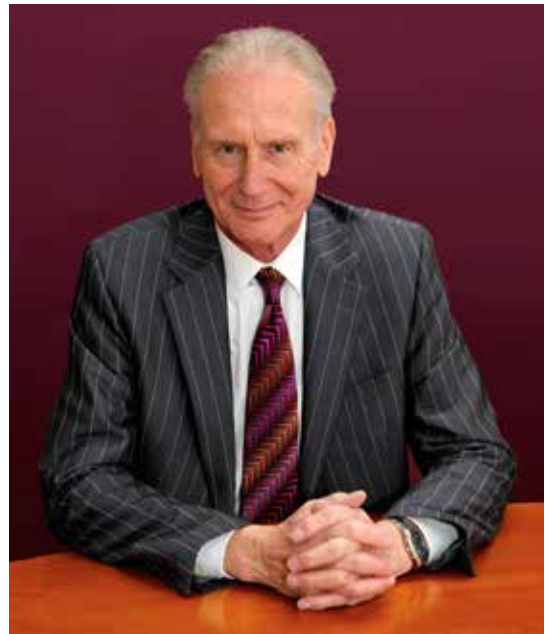




INVEST IN TORBAY

LETTER FROM TORBAY'S ELECTED MAYOR: GORDON OLIVER



Welcome to our 'Invest in Torbay' brochure, which highlights a range of exciting investment and development opportunities in Torbay and sets out why this is a great time to invest in Torbay.

There is already a lot happening in Torbay, but we want to see more. We're up for growth, open for business and will welcome you to Torbay.

Over the last few years the Council has put in place the building blocks for success. We have established a £50M investment fund, which we'll use to support delivery of major projects; the South Devon Highway was opened in December 2015, providing great connectivity between Torbay, national and international markets; we have a new local plan, giving clarity and certainty about new development; we have masterplans for our town centres, which include some very exciting regeneration ideas; we have continued to bring forward ambitious, high quality new development, such as Abbey Sands, which are providing great financial returns for investors and fantastic outcomes for Torbay. The brochure gives you more of an insight into that.

Torbay's economy is improving and is currently worth more than £2B. It is highly entrepreneurial, with many micro businesses and SMEs. They add huge value to our economy and are complemented by large employers in a range of sectors such as marine, advanced engineering, tourism, aerospace and nuclear energy. Our national and international businesses include Spirent, Oclaro, Elektron Technology, Gooch & Housego; Dart Valley Systems; Brightside Group and MTS Marine. So, Torbay is a leading business destination, but we're not complacent and are actively seeking business growth and investment. We offer a skilled workforce, a low cost base, good connectivity and easy access to world class research.

Torbay also offers an excellent quality of life and many people move to Torbay for work:life balance reasons. I am particularly keen to see families and young people settle in Torbay. Torbay has high quality, high performing primary and secondary schools; South Devon College is recognised as one of the top further education colleges in England, as measured by learners success; we have a stunning coastline, with a huge amount of marine related activity, and access to the countryside, Dartmoor and more remote parts of the country could not be easier. It's a great place for families.

Torbay remains a very attractive visitor destination, attracting over 3.5M day trips and more than 1M overnight visitors, and the tourism industry is worth around £435M in Torbay. Jewels in the Torbay's crown include Agatha Christie, Torre Abbey, UNESCO geopark, a wonderful food and drink offer, many tourist attractions, vibrant harbours and a busy events calendar, including Air Shows and sailing events.

Torbay is ambitious. We have embarked on an exciting town centre regeneration programme. This will provide great opportunities for investment, bringing forward more than 500 new homes, almost 9,000 sq mts of commercial space. We want to see new hotels, a refreshed retail offer and more diversity in our town centres. Now is a great time to invest in Torbay.

So, please get in touch and we'll show you the opportunities.

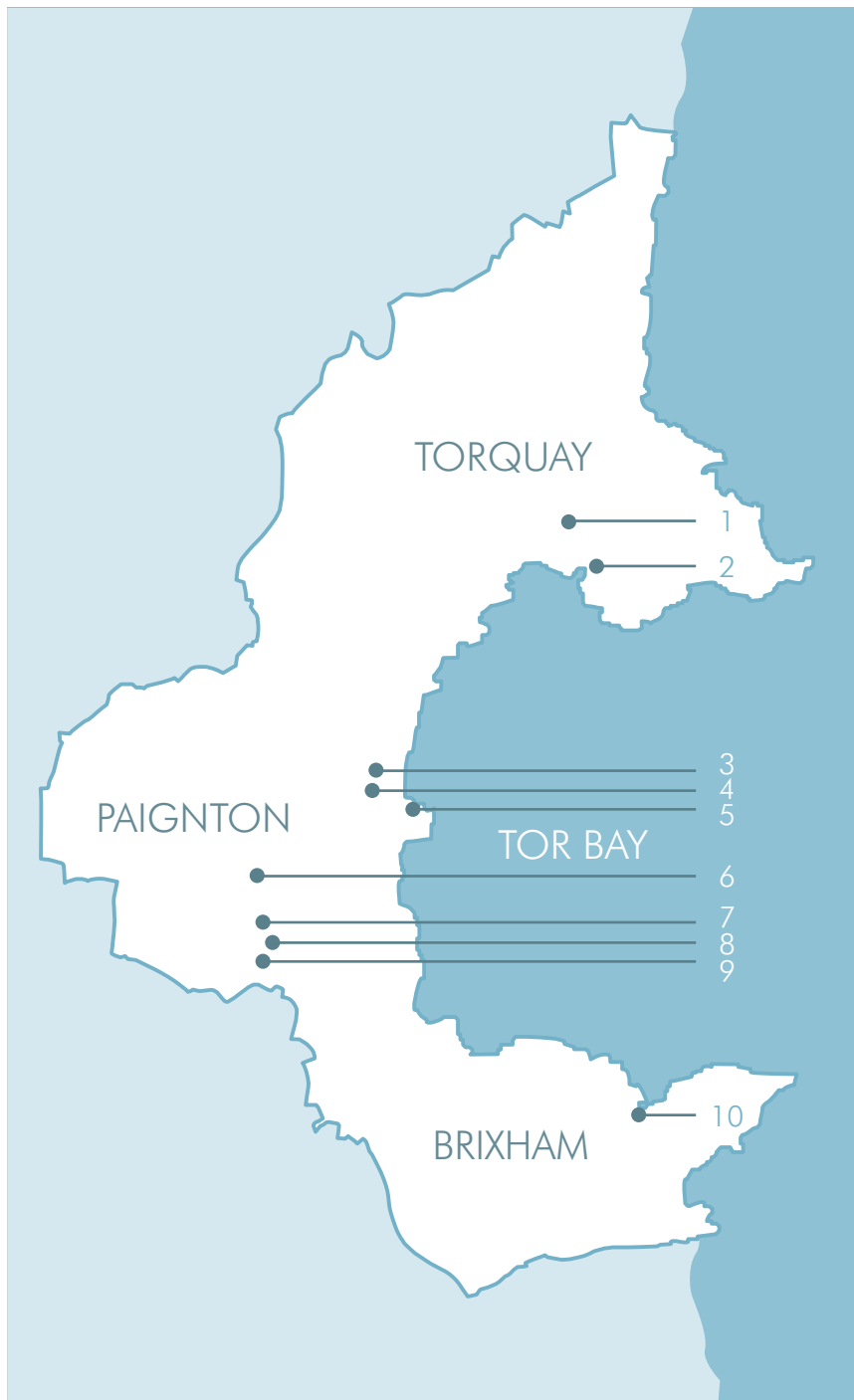


OPPORTUNITIES

1 Upton Place	6
2 Harbour View	7
3 Victoria Square	8
4 Paignton Plaza	9
5 Paignton Harbour	10
6 Claylands Cross	11
7 Devonshire Park	12
8 Torbay Business Park	13
9 Electronics & Photonics Innovation Centre (EPIC)	14
10 Brixham Lanes	15

CASE STUDIES

Abbey Sands	16
Corbyn Sands	18
Edginswell Business Park	20
Sunset Villa	22
Broadsands	24





INTRODUCTION

Torbay Council welcomes investment and is committed to regeneration on key town centre sites across Torbay. These sites¹ have a development value estimated at more than £185M and the majority are owned by the Council.

Torbay has the right ingredients for successful investment and sustainable growth. With prime investment sites, Torbay continues to bring forward ambitious, high quality new developments and is seeking partners to deliver transformational schemes. Torbay is already seeing residential sales values of between £330 and £530 psf, depending on location, and improving commercial space yields. In addition to this, Torbay offers:

- An outstanding quality of life, which attracts businesses, young people, families and retirees to the Bay; the area has urban UNESCO geopark status with a fantastic coastline and access to Europe
- A proactive and positive approach to growth, with a new Local Plan, Economic Strategy and Masterplans for growth areas all agreed - underpinning political, corporate and community support for growth – and
- a willingness to use the full extent of its planning / regeneration and legal powers to ensure delivery
- New road infrastructure, including the recently opened £110M South Devon Highway, giving fast and reliable connectivity to national and international markets, with easy access to Exeter and Bristol airports. This investment has been complemented by major road improvements around Torquay and Paignton, improvements to rail and bus services. Further infrastructure investment will see a new station being built, in 2018, to serve Torquay Gateway, further improvements to town centres, increased broadband speed and capacity
- Torbay is a leading business destination, across a number of sectors. These businesses are making the most of market opportunities, a low cost base, good connectivity, easy access to world class research at Exeter and Plymouth Universities, young people with good vocational skills provided by the successful South Devon College
- Torbay's economy, which is highly entrepreneurial, is made up predominantly

¹ www.torbay.gov.uk/masterplans/

of micro and SME sized companies, complemented by a number of large private and public sector employers. The Torbay economy is worth more than £2bn, making a significant contribution to the region's economic value of £33bn and supporting key sectors such as marine, advanced engineering, tourism, aerospace and nuclear energy; including Spirent Plc; Oclaro Inc; Elektron Technology Plc; Gooch & Housego Plc; Dart Valley Systems (Franke Group), Brightside Group and MTS Marine (Bhagwan Group).

- A new, Council controlled, £50M investment fund, to support local investment and development opportunities. Delivering a fresh approach to creation of new jobs, new development and exciting opportunities the Council is willing to co-invest to make schemes happen
- A dedicated team for investors and regeneration, providing investors with 'red carpet' treatment and a warm welcome to Torbay, and working with investors to identify high quality investment and development opportunities.

INVESTMENT OPPORTUNITIES

Torbay Council is fully committed to capitalise on these opportunities, complementing the ownership of the key town centre sites the Council has also established:

This is the time to invest in Torbay. The brochure will help you decide exactly where and what to invest in and provides examples of recent schemes which have delivered great returns from high quality, new developments. Torbay welcomes Investment partners who can support the ambition outlined in this brochure.

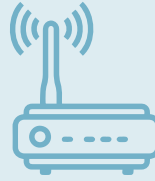


ECONOMIC SNAPSHOT

PHOTONICS & ELECTRONICS



A top 5 location in the UK for photonics integrated circuit design



Home to dedicated R & D and new product development facilities



A collaborative Electronics & Photonics Innovation Centre opens Q2 2018

ADVANCED MANUFACTURING



Dedicated R & D facility tackling Global Navigation Satellite Systems threat management (open 2018)



Leading photonics companies who are Queens Award Winners for Innovation



Home to Oclaro R & D team, the fastest growing company in the Silicon Valley 150 index

FOOD & DRINK



Highest value of sea fish landings in England - £23 million



Home to specialist food manufacturing and wholesale market leaders



Multi-award winning and internationally recognised food and drink producers

LIFE SCIENCES



World class Plymouth University environmental marine laboratory, a collaborative centre for large and small life science companies



Flagship £9m Torbay Pharmaceutical Manufacturing Unit supplying the NHS and commercial customers



Innovation, education & research in Healthcare and clinical trials at the Horizon Centre, Torbay Hospital

LEISURE & TOURISM



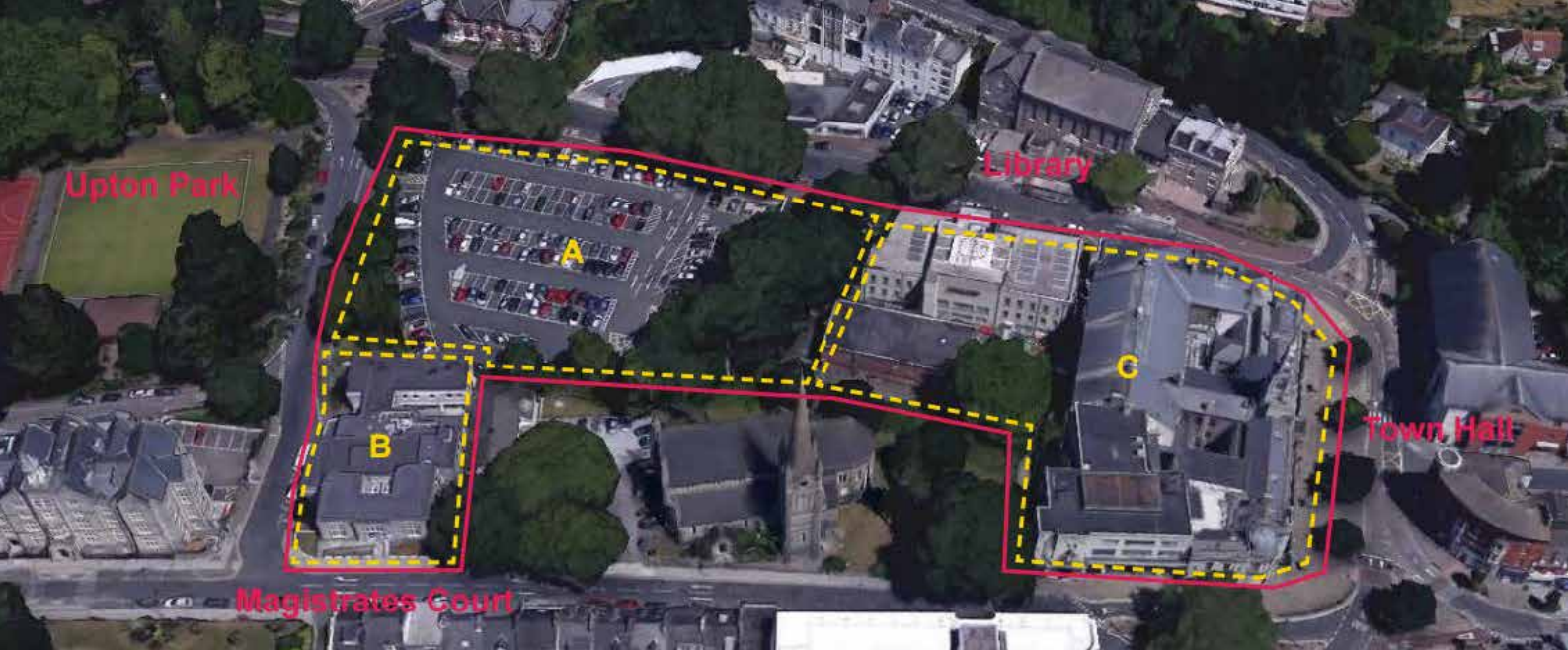
Home to the designated English Riviera UNESCO Global Geopark, one of 120 across the globe



The English Riviera received over 4.6m visitors in 2015 spending over £438m.



Top seaside destination in England 2015*, with the English Riviera in the top ten UK destinations



QUICK FACTS

Location

Union Street, Torquay

Developer

Seeking development partner

Total site area

8,500m²

Suitable uses

Mixed use scheme with potential for commercial, office and residential development.

1. UPTON PLACE

Located in the centre of Torquay, at the upper end of Torquay's high street, Upton Place provides a significant area for development.

The 8,500m² investment site is an area of focus to bring vitality and further footfall to Torquay Town Centre.

The site has the potential for ground floor commercial space, residential units and public parking spaces as part of the scheme. A mixed use scheme would capitalise of the high demand for housing accommodation in the area while supporting the growth and success of the town centre.

OPPORTUNITY

A 8,500m² investment site with flexible development options in a prime location in Torquay. Suitable for a residential led scheme with commercial units, B1 office accommodation and retention of public car parking.



2. HARBOUR VIEW

This elevated site, with sea views across Torquay's harbour, provides the opportunity for a residential development that complements other award winning property schemes in the area.

With a number of high end, luxury apartments being developed across the seafront this area lends itself to an impressive return on investment.

OPPORTUNITY

The site gives the investor the opportunity to develop approximately 60 apartments near to the waterfront and habourside.

Luxury accommodation is highly sought after following successful developments such as Abbey Sands and Corbyn Sands. Case studies for both developments are highlighted further on.

Open sea views across Torbay are desirable and as such do provide a high rate of return as residential or tourism based accommodation.

QUICK FACTS

Location
Museum Road, Torquay

Developer
Seeking development partner

Suitable uses
Residential accommodation



QUICK FACTS

Location

Torbay Road, Paignton

Developer

Seeking development partner

Total site area

13,200m²

Suitable uses

Mixed use redevelopment including; residential accommodation, car parking and commercial units

3. VICTORIA SQUARE

Located in the heart of Paignton town centre, the Victoria Square development site is ideally positioned between the town's pedestrianised retail outlets and its seafront.

As an integral part of the town's regeneration Masterplan, this 13,200m² site has the potential to create and facilitate a vibrant and attractive development that could include commercial units, a multi-storey car park and residential units.

OPPORTUNITY

An opportunity to invest in a prominent town centre site to complement existing retail and tourism offering in the town, which enjoys footfall from residents and visitors to Torbay.

The site offers potential for retail, leisure, office, parking, residential and holiday accommodation opportunities.



4. PAIGNTON PLAZA

The developable land at Paignton Plaza includes the Paignton railway station and Paignton Bus Station, in close proximity to each other, and adjacent car parks. The development site is positioned a short distance from the retail heart of the town.

The site offers itself to a transformational scheme where the development partner will work with Torbay Council and transport providers to bring forward a statement development.

Paignton Plaza has been identified as a key opportunity to bring vibrancy and vitality to the area, which in turn will drive footfall and spend in the area.

OPPORTUNITY

This development site gives investors the opportunity to recreate the landscape and increase the connectivity to the town centre and make the site more accessible to local businesses.

With a large footfall using the transport services, an increase in car parking facilities and residential accommodation would increase the financial and economic value of the development.

QUICK FACTS

Location

Hyde Road, Paignton

Developer

Seeking development partner

Suitable uses

Mixed use redevelopment including; residential accommodation, car parking and commercial units.





5. PAIGNTON HARBOUR

Paignton Town's Harbour has a distinctive character and is a busy harbour that mixes work with pleasure. Redevelopment of this area will retain the character of the harbour while maximising the value of the land by taking advantage of this prime location.

Popular for marine related activities and restaurants, the harbour is enjoyed by residents and visitors alike, capturing the spirit of the harbour and drawing people to this part of the town.

OPPORTUNITY

To develop superb residential accommodation in a naturally stunning environment that will provide local landmark and a positive identity. The development will boast views out over Paignton Harbour and Tor Bay.

An enhancement of the seafront promenade would regenerate the site and lend it to greater use of the marine activities and commercial outlets available.

QUICK FACTS

Location	Roundham Road and S Quay, Paignton
Developer	Seeking development partner
Total site area	770m ²
Suitable uses	Mixed use redevelopment including; residential accommodation, car parking, plus commercial and marine related activities





6. CLAYLANDS CROSS

Claylands Cross, just off Brixham Road (A3022) in Paignton is a seven acre brown field site ideally suited for growing manufacturers, warehouse and distribution operations and large office occupiers.

The site will provide over 10,500m² of high quality employment space and act as a hub to support the growth strategies for some of the area's ambitious businesses. It will attract inward investors and local companies who want to upscale and remain internationally competitive.

Claylands Cross is in very close proximity to large scale businesses in Torbay and the South Devon College Campus, with other retail and essential facilities nearby. The site is approximately 10 minutes from the new South Devon Highway, providing fast access to the M5 and beyond and making Exeter Airport accessible within 30 minutes.

OPPORTUNITY

The site offers the opportunity to develop high quality workspace for expanding business, through the development of new fit for purpose, high quality Business Park. It is capable of accommodating expanding businesses by providing much needed grow-on space. These include companies in wholesale, internet based retail and exports, and hi-tech manufacturing industries.

QUICK FACTS

Location	Brixham Road, Paignton
Developer	TDA
Contractor	Seeking contractor
Total site area	28,328m ²
Suitable uses	High quality B1, B2 and B8 employment space
Planning Status	Anticipated q4 2016
Development cost	£13m
Delivery timescale	2016-2018



QUICK FACTS

Location

Brixham Road

Developer

Devonshire Park Ltd

Total site area

14,500m²

Suitable uses

Mixed use redevelopment including; 1000 new residential properties, plus 46,451 m² commercial space

7. DEVONSHIRE PARK

Devonshire Park is located on the A3022 Brixham Road, the main distribution road around Torbay. It is situated at the heart of a major centre of expansion. The whole area, once complete, will provide a total of 1,000 new residential properties together with over 15,500m² of commercial space.

The commercial space has been designed to provide innovative contemporary style buildings. The design and the use of sustainable materials will ensure the buildings will exceed the appropriate environmental standards. Outline planning consent has been secured for 255 residential units together with 8,825m² of retail and restaurant space and 5,574m² of commercial space. Ground preparation works will be completed in the autumn of this year with the new development commencing in the first quarter of 2017.

OPPORTUNITY

Devonshire Park will provide a high quality development for employment, residential and retail uses.

The employment space will be orientated to supporting the creative and technology sectors with a range of unit sizes and facilities.

Situated close to two new industrial areas Devonshire Park will be located close to the planned £11m Electronics and Photonics Centre and Claylands Cross, otherwise known as EPIC.



8. TORBAY BUSINESS PARK

Phase 6 is the latest development at Torbay Business Park and will offer up to 25,320m² of light industrial, manufacturing, distribution, research and development space in a range of unit sizes as a natural extension of Torbay Business Park.

Torbay Business Park Phase 6 proposes serviced development plots suitable for accommodating buildings that contain industrial, research and development and storage and distribution uses (use classes B1, B2 and B8).

Torbay Business Park Phase 6 is a well located and popular business park where approximately 21,367m² of industrial buildings have been constructed. The site is easily accessible offering good links to other towns in Torbay. Further road improvements to the Western Corridor will make the site better connected with quick access to the South Devon Highway.

The site is off Long Road, a popular commercial area with occupiers including South Devon College, Sutton Consumer Products, Riviera Housing Trust Ltd, South Devon Healthcare Trust and Crown Sports Lockers.

Set in a landscaped environment, bespoke, high quality design and build solutions will be available from 464 – 9,290m². The scheme will be located near the new mixed use development White Rock Business Park, which will consist of some 350 new homes and serviced employment land.

OPPORTUNITY

The opportunity to invest in a high quality business environment situated in an established and successful business park, complemented by a good location for the distribution of product and access to skilled labour. The design and build options will meet the occupiers specific requirements by a developer with experience and a strong track record.

QUICK FACTS

Location

Long Road, Paignton

Developer

Seeking development partner

Total site area

25,320m²

Suitable uses

Industrial, research and development and storage for distribution uses (use classes B1, B2 and B8)

Planning Status

Outline consent approved



QUICK FACTS

Location

White Rock Business Park

Developer

TDA

Total site area

3,700m²

Suitable uses

Specialist laboratory and clean room facilities, R&D, prototyping, innovation and collaboration in emerging technologies

Development cost

£8.1m

Delivery timescale

2016-2018

9. ELECTRONICS & PHOTONICS INNOVATION CENTRE (EPIC)

EPIC will be an £8m, 3,700m² state of the art facility located on White Rock Business Park in Torbay. It will be a centre of excellence for innovation in microelectronics and photonics.

EPIC will provide open market access to laboratory and clean room facilities, accommodating specialist equipment to support R&D, prototyping, innovation and collaboration in emerging technologies. EPIC will provide office, meeting room and collaboration space, along with incubation facilities to support start-up and spin-off tech companies.

Opening in 2018, EPIC will provide capital equipment and facilities along with specialist sector support.

EPIC will also complement the new proposed development of South Devon College's new Hi-tech Skills Training Centre – providing a new Institute of Technology.

OPPORTUNITY

The principal opportunity is to be part of EPIC, a centre of excellence in supporting technological innovation. The facility will promote collaborative activity between businesses and research institutions, commercialising R&D and bringing forwards technology to the marketplace, along with accommodating and supporting start-up and spin-off tech companies and foreign direct investment relevant to the sector.

EPIC will be the hub for the growth and development of the existing hi tech cluster. The project will engage regionally, nationally and internationally to support the attraction and growth of businesses in this cluster.



10. BRIXHAM LANES

The developable land at Brixham Square sits in the heart of this seaside town adjacent to the high street and near to a thriving fishing port.

The site offers itself to a development partner or contractor to work with Torbay Council and to bring forward a mixed use development that brings vibrancy and footfall to this well loved fishing port.

OPPORTUNITY

This development site gives investors the opportunity to create a local landmark which connects the town and harbour for the use of its residents and visitors.

The 9,300m² site provides opportunities including residential and holiday accommodation, commercial retail units and secure parking which complements the existing retail outlets and harbourside offering.

QUICK FACTS

Location
Middle Street, Brixham

Developer
Seeking development partner

Total site area
9,300m²

Suitable uses
Mixed use redevelopment including; residential accommodation, car parking and commercial units



New Paradise Place & Pump Street Corner



ABBEY SANDS

Completed in 2014, the stunning Abbey Sands in central Torquay is an exemplar development combining innovative design and spectacular views within a combined use project.

Winner of the UK property Awards 14-15 and voted Michelmores Property of the Year 2015, Abbey Sands six levels accommodate four restaurants, 14 open market apartments and 14 serviced apartments with parking. The self-catering holiday provision achieves Visit England's five star standard and forms an important part in Torbay's tourism offering.

Undoubtedly Torre Abbey Sands benefits from breathtaking marina views, a mile long promenade along with improved road links giving a 30 minute drive to Exeter airport and rail links with London, Paddington a 3 hour journey.



CASE STUDY: ABBEY SANDS



Client
Harvard Estates

Design
Kay Elliott

Total site area
25,320m²

For more information
regarding Torre
Abbey Sands or other
developments in the Torbay
area, please contact Jason
Buck, TDA on 01803 208799.



The ground floor commercial space was fully pre-let and has attracted leading restaurant chains, including Las Iguanas, Le Bistrot Pierre, Costa Coffee and Visto Lounge Ltd. The £12m development totals 12,138 sq ft with commercial space achieving circa £28 psf and residential £530 psf. Typical investment yields of 6.5% net are expected with income totalling £285,000 per year.

Sensitive to the environment, Torre Abbey Sands features within Marine Conservation Societies Good Beach Guide and winner of Keep Britain Tidy Seaside Award 2014.

The development celebrates the highest levels of achievement by companies operating across all sectors of property and real estate industry and is described as a “game changer” by Richard Haddock, Torbay Councillor and “breathing new life into Torquay sea front area” by Torbay’s Mayor Gordon Oliver.



CORBYN SANDS

Corbyn Sands is one of several new luxury residential developments appearing across the Torbay area.

With a town centre location along Parkhill Road and open sea views, this contemporary development boasts ultra modern accommodation nestled between period Victorian villas.

This outstanding development of just five three and four bedroom marine homes, combines sleek design with open plan living and panoramic sea views across three terraced balconies.

Integrated appliances and highly specified kitchens and bathrooms along with underground parking and gated entry means that the developer has achieved an average of £344 psf sales revenue for a modern lifestyle set within a stunning location.

Client
McCarthy Contracting
and Development Ltd

.....
To find out more about
this development and
other similar investment
opportunities across Torbay
call Pat Steward on 01803
208811.
.....

CASE STUDY: CORBYN SANDS





EDGINSWELL BUSINESS PARK

Client
Maze, on behalf of the
Hawkins Trust

.....
To find out more about
this development and
other similar investment
opportunities across Torbay
call Pat Steward on 01803
208811.
.....

The Edginswell Business Park is located close to the South Devon Link Road on a north facing slope that falls down to the railway line that runs parallel to Riviera Way. It is one of three areas designated within the Torquay Gateway, representing strategic growth for housing and employment.

To date the site has been partly developed to accommodate 2-3 storey contemporary offices. The area is set to benefit from significant infrastructure development with the new Edginswell railway station due to be opened in 2018.

The Business Park has been hugely successful with a number of larger professional firms taking leased offices at this prestigious development. This is an excellent location for both housing and commercial development with the new railway station supporting this venture.

CASE STUDY: EDGINSWELL BUSINESS PARK



The remainder of the site is undeveloped with the Local Plan “A Landscape for Success” supporting the use of high quality B1 employment space and 1000 new residential properties.

The overarching principle of development at Edginswell should be to engender structured growth which will support existing neighbourhood centres at Shiphay and Barton, with housing developments focussed around the emerging district centre at The Willows and where appropriate creating small local centres as part of new developments.





SUNSET VILLA

Sunset Villas was completed in 2016 and is located at Old Torwood Street in Torquay, just a short walk from the town centre.

The 14 luxury apartments are contemporary and represent good financial returns. Sale values of up to £330 psf have been achieved with over 50% of the apartments sold to local buyers, within 1 month of marketing

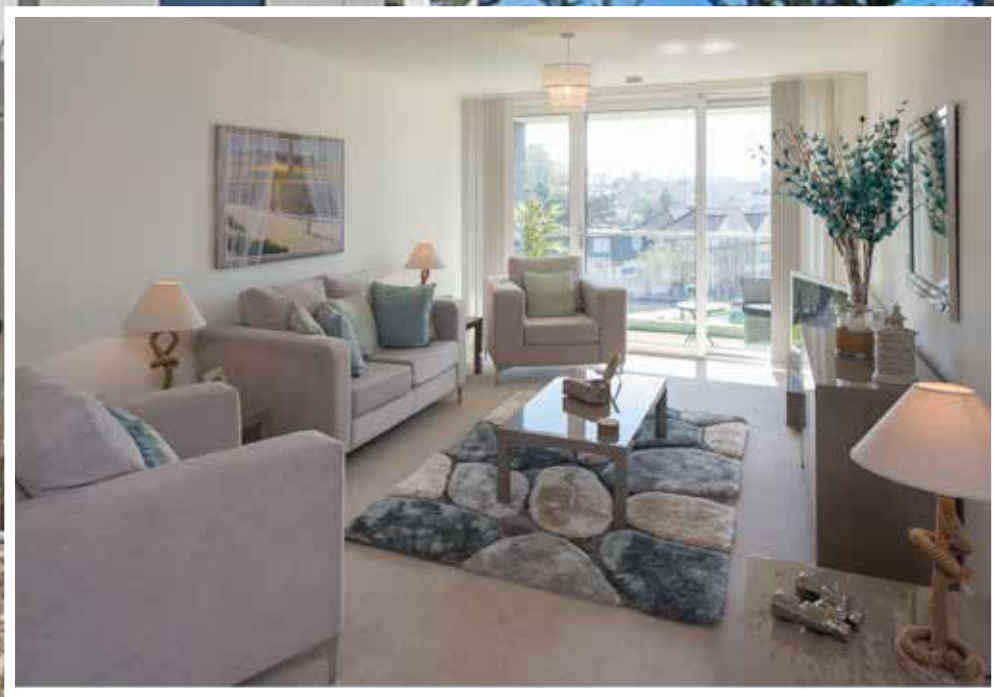
Built on the site of a former hotel, the new development is an excellent example of the modernist inspired villa revival in Torbay.

The apartments do not have sea views, but are spacious (84 – 111 sqm²) and have under-croft parking within the development.

Client
Patrick Colledge

.....
To find out more about
this development and
other similar investment
opportunities across Torbay
call Pat Steward on 01803
208811.
.....

CASE STUDY: SUNSET VILLA





BROADSANDS, PAIGNTON

Based in the village of Churston, located between Paignton and Brixham, this luxury 8 residential apartment development is currently under construction and being marketed.

With rooftop courtyards, private gardens and easy access to Broadsands beach, these apartments boast style and quality. As a low energy development all of the apartments are designed six times more efficient than building standards require.

The apartments are already generating sales values of £395 psf for the penthouse apartments and £388 psf for the ground floor garden apartments.

Client
Beadonbrook

.....
To find out more about
this development and
other similar investment
opportunities across Torbay
call Pat Steward on 01803
208811.
.....

CASE STUDY: BROADSANDS, PAIGNTON





YOUR NEXT MOVE

Torbay is ready to support you with your investment plans. Whether you are a developer looking to invest or a business leader looking to relocate, we will provide comprehensive, free of charge advice. With full account management support from initial enquiry through to delivery of your project, you will receive a soft landing for your business through our Torbay Touchdown programme. The programme brings together some of the region's most successful entrepreneurs, business experts and advisers to provide companies relocating to the Torbay area with advice and help.

Torbay Council and TDA are serious and committed to regenerating Torbay over the next decade with projects which will support growth and development across the area.

If you think that you can make a difference, then interested parties are invited to take the next step by contacting Jason Buck, TDA to find out more.

CONTACT US

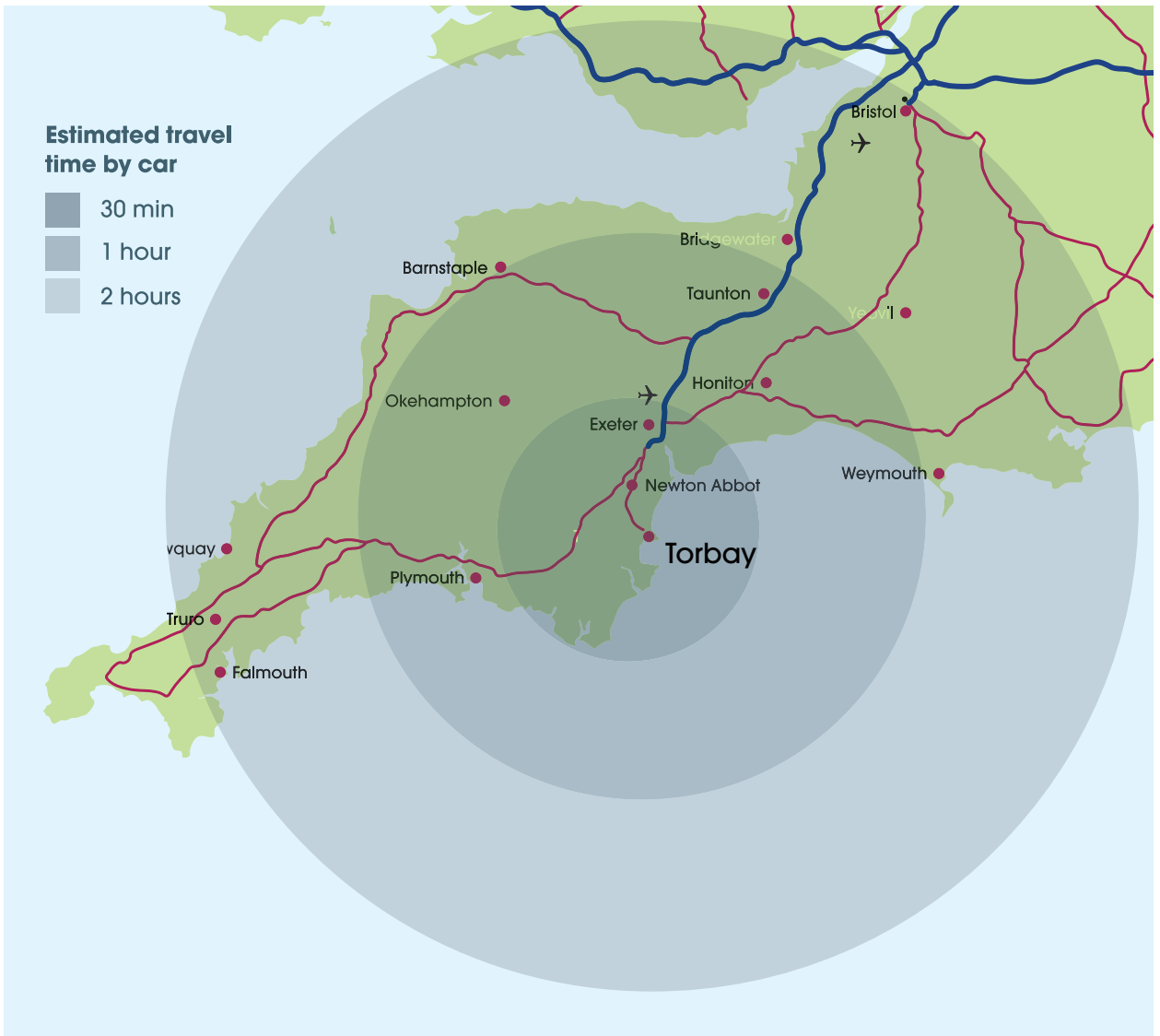
Investment Development Manager, Jason Buck, on +44(0)1803 208799

invest@teddLtd.com

We look forward to meeting you soon.

investintorbay.com





Road links to the North and South are simple, with the M4/M5 and A303 bringing you straight to Exeter and onwards down the new South Devon Highway direct to the Torbay gateway.

ROAD	TRAINS	AIR
Torbay - Exeter 30 - 45mins	Torbay to Exeter 30 - 40mins	Exeter to Manchester 1hr
Bristol 1hr 30mins - 2hrs	Plymouth 30 - 40mins	Exeter to Newcastle 1hr 20mins
London 3hr 30mins - 4hrs	Bristol 1hr 30mins - 2hrs	Exeter to Leeds 1hr 5mins
	London 3hrs - 3hrs 30mins	Exeter to London 1hr 5mins



Images courtesy of: Torbay Council, TDA, ERTB, Beadonbrook, Colin Cadle, John Couch, Kay Elliott Architects, MTA Architects, Stride Treglown Architects

For further information please contact
TDA, 3rd Floor Tor Hill House, Union Street, Torquay TQ2 5QW

01803 207948
invest@tedcltd.com



European Regional
Development Fund
Investment

