

## PROPERTY NEWS



January 13, 2010

CHARTERED SURVEYORS & INDEPENDENT ESTATE AGENTS

For details of residential and commercial property for sale visit [www.waycotts.co.uk](http://www.waycotts.co.uk)

If you would like to subscribe to this newsletter in an email format you can sign up online at <http://www.waycotts.co.uk/residential/subscribe/> or give us a call on 01803 403060 and ask to be added to the Waycotts E-Property News list.

**[STOP PRESS!!! TORBAY BUILDING HEIGHT STRATEGY](#)**

### PROPERTY MARKET THAWING OUT

The start of 2010 has surprised us all with the unusual cold snap, and associated difficulties in travelling; and predictably home owners and potential buyers have shown a very understandable tendency to remain warm at home in the first couple of weeks of the year.

However, sellers may very well be tempted out by the **CLG** announcement that the average UK home now costs £200,454 – 0.6 per cent more than in November 2008 - in the **first annual house price inflation to be seen since June 2008**.

Buyers, too, may feel that if they are to grab a bargain before the market moves away into positive growth again, that now is the time to do so.

Louise Vautier, Waycotts' new Residential Manager, feels that "It is fair to say that this statistic falls into line with what we have seen recently, prices have stabilized, strengthened and in certain areas are showing marginal increases."

Waycotts are keen to talk to potential sellers and especially those with homes suitable for family occupation, as we have a number of applicants who are actively looking for such properties.



### About Waycotts Residential Department

Our residential property team benefits from an intimate knowledge of the market in the Torbay and South Devon gained over many years, and has wide experience of local market conditions and residential property histories. For more information email [enquiries@waycotts.co.uk](mailto:enquiries@waycotts.co.uk) t: 01803 403060 or contact



Michael Barber FNAEA - Director



Paul Leaver MNAEA - Associate Director



Louise Vautier MNAEA  
Residential Manager



### SPRING INTO ACTION FOR A DEVELOPMENT OPPORTUNITY

Tucked away in Kingsteignton, in the old part of the village, and mostly within a Conservation Area, Waycotts Land & Development Department are advertising for sale by private treaty, a pair of Semi Detached Cottages together with former farm buildings with consent for conversion to 3 dwellings and adjoining land with Outline Planning Permission for 5 new detached houses. In all about 1.33 acres (0.54 hectare).

Kingsteignton is a desirable location for commuters to Exeter and beyond, given its close proximity and easy access to the A380 dual carriageway, and the site itself is a short distance away from a variety of local amenities and facilities within

Kingsteignton, and Tesco, Lidl and the retail park at Greenhill Way are also easily accessible.

Further details can be obtained from Waycotts [website](#) or the Land & New Development Department, details below.



#### About Waycotts Land & Development Department

Whether your interest is in a single plot, a possible conversion or a large site, we have up-to-date, detailed knowledge of the Local Plan Policy which may affect you, and in-depth knowledge of planning procedures. As a result the department has earned a good reputation for successful negotiation and development outcomes.

For more information contact Martin Wells-Brown FRICS  
or email [enquiries@waycotts.co.uk](mailto:enquiries@waycotts.co.uk) t :01803 403060



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#### Links of interest

##### Department of Communities & Local Government

<http://www.communities.gov.uk/publications/corporate/statistics/hpi112009>

##### Details of site at Kingsteignton

<http://www.waycotts.co.uk/doc/lib/73/fl00003834-insert.pdf>

##### Subscribe to Waycotts Newsletter

<http://www.waycotts.co.uk/residential/subscribe/>

#### **STOP PRESS!** Torbay Building Height Strategy

Torbay Council, the Torbay Development Agency and Urban Initiatives are inviting members of the public to have their say on building heights in Torbay – a 3D interactive model can be viewed at

- Tuesday 26 January 2010 – 2.30pm to 6.30pm – Riviera International Conference Centre, Burdett Room, Torquay TQ2 5LZ
- Wednesday 27 January 2010 – 2.30pm to 6.30pm at Scala Hall, Brixham TQ5 8TA
- Thursday 28 January 2010 – 2.30pm to 6.30pm at Redcliffe Hotel, Paignton TQ3 2NL

The Torbay Building Heights Strategy guides future building height in Torbay. It will be an important planning document and will:

- Set out recommended building heights for different areas of Torbay
- Set out the circumstances and locations in which that height can be modified
- Provide guidance for the location and design of taller buildings.

## HEALTHY START IN PRESTON

Back in December 2008, our client, Claybrook Developments South West Limited, was pleased to announce that the new Tesco Express in Unit 1 Concord House Preston was proving to be an outstanding success. This has continued to be the case, with the neighbourhood convenience store bringing new shoppers to the area and rejuvenating the Preston shopping scene.



Now the development has moved on to its second phase with a letting of Units 2 and 3 to Day Lewis Chemists Ltd, and the sale of the first and second floors to Pembroke House Surgery, the largest medical practice in the area. Works have commenced on the comprehensive refurbishment of the remainder of Concord House to provide a modern pharmacy at ground floor level, a state of the art surgery on the first and second floors and offices on the third floor. The building works should be completed by the end of March, so Spring 2010 should see Concord House providing a great new local facility in the heart of Preston.

The third floor, which is served by a passenger lift, and has stunning views over the bay, is available to let in a variety of suite sizes up to 5,360 ft<sup>2</sup> (498 m<sup>2</sup>). Potential uses, apart from traditional offices, would include other medical or quasi medical uses, such as chiropractors, beauticians or physiotherapists, and the accommodation can be finished to a standard to suit the occupier. There is some on-site parking and a large number of on and off street parking spaces nearby

Further details can be obtained from our Commercial Department, details below.

## About Waycotts Commercial

Waycotts Commercial sells and lets freehold and leasehold shops, businesses, offices, warehouses and industrial property. Experts in commercial sales and lettings, the department also advises on investment property opportunities.

For further information contact Christopher Harnett BSc

or email [commercial@waycotts.co.uk](mailto:commercial@waycotts.co.uk) :

01803 403070



## SUNNY OUTLOOK FOR TORBAY TOURISM IN 2010

Sue Frost, Waycotts Hotel & Leisure Negotiator, envisages a more positive outlook for 2010, she says

“We completed more hotel sales in 2009 than the previous year despite the fact that commercial funding is still difficult to obtain. We know that funders are looking for larger deposits and buyers with experience in the tourist industry and catering. Those made redundant from the financial, banking and engineering industries may now be looking for a change of work and lifestyle, and younger people with new ideas are also showing an interest in moving into the hospitality industry.”



Sue comments that the quality of letting accommodation has had to rise due to the hotel industry ratings system and new legislation which have led to a massive refurbishment injection.

“We live in one of the most beautiful areas in the UK with good transport links, magnificent coastline and countryside, the moors, and quality visitor attractions. Our visitors expect quality accommodation too. Major hotel chains are viewing Torbay as an attractive and lucrative destination and with booking agencies supplying all year round trade, changing the face of the industry worldwide, the outlook does indeed look sunny.”

## About Waycotts Hotels and Leisure Department



A busy and successful specialist department selling hotels, guest houses, self-catering businesses, pubs and other holiday accommodation in the Torbay area, and working closely with the commercial department to provide business and property information.

For more information contact Sue Frost

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