



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**Informal tender to be received by 12 noon Friday 20th of February 2026**

**For Sale**

**£800,000**

Land At Edginswell Business Park, Orchard Way, Torquay, Devon, TQ2 7FA

2.83 Acres  
(1.15 Hectares)



# Summary

- Prominent Potential Commercial Development Site For Sale
- The site measures approx. 2.83 acres (1.15ha)
- Informal Tender date 20<sup>th</sup> February 2026 at 12pm.
- Fully serviced site with 2 points of access
- Nearby occupiers include Wickes, Eden Vauxhall, Francis Clark, Kitsons, South Devon Healthcare.
- Rare industrial freehold
- Immediately available

## Location:

Torquay, with a population of approximately 52,600, is situated on the south coast of Devon approximately twenty five miles south of Exeter and five miles East of Newton Abbot. Torquay is the principal town in the conurbation of Torbay, which has a total population in the order of 134,500.

The land is situated at Edginswell on the north-western edge of Torquay within the borough of Torbay. The site is located adjacent to the South Devon Expressway (A380) which provides easy access to Exeter, Newton Abbot and the M5 to the north.

The location offers a strategic setting with a balance of accessibility to urban amenities, residential catchments, and the wider regional transport network. Nearby occupiers include Wickes, Eden Vauxhall, Francis Clark, Kitsons, South Devon Healthcare.

## Description:

The property comprises potential development land benefiting from two points of access adjacent to the Devon Express forming the gateway to Torquay and the wider Torbay area.

The land is cleared of structures and vegetation, presenting as open ground and occupies a position at the end of commercial developed retail park with prominent roadside frontage.

We are aware of the historic presence of Japanese Knotweed at the site which the vendor has managed to the date of the sale. Further information can be supplied by the marketing agents as part of the legal pack.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	ha	acres
<b>Total</b>	1.15	2.83

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## Planning:

The amended use classes would mean this property could be used for light industrial and employment uses under E Use. Please refer to Torbay Council for further information.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available freehold at a guide price of £800,000.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

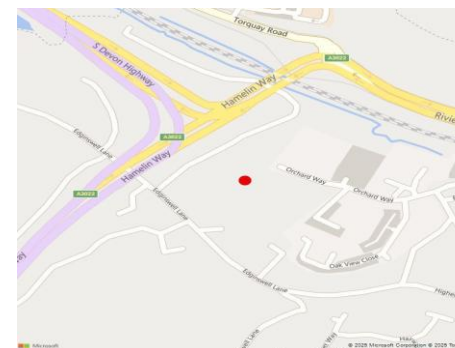
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The site has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

**Zach Maiden**

Tel: **07770 442592**

Email: [zmaiden@vickeryholman.com](mailto:zmaiden@vickeryholman.com)

**Charles Harris**

Tel: **07809 199583**

Email: [charris@vickeryholman.com](mailto:charris@vickeryholman.com)

**Exeter Office**

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP

**BEST BIDS INVITED – 12 noon Friday 20<sup>th</sup> February 2026**

**SUBJECT TO CONTRACT**

All bids should be made (by email) to us **no later than 12 noon on Friday 20<sup>th</sup> February 2026.**

Your bid **must** be received by us no later than the date and time specified above.

Please send your bid to [zmaiden@vickeryholman.com](mailto:zmaiden@vickeryholman.com) (please cc in [charris@vickeryholman.com](mailto:charris@vickeryholman.com)). Please include the following in the email subject header:

**Informal Tender enclosed for Land At Edginswell Business Park, Orchard Way, Torquay, Devon, TQ2 7FA**

Your offer should include the following information:

- 1) Full name, address and contact details of the intended purchaser.
- 2) Price you are offering.
- 3) Name, address and contact information of your solicitor including the individual who would deal with the matter.
- 4) Details of how you intend to finance the purchase and evidence that suitable means are in place to enable you to proceed in the event of your offer being accepted.
- 5) Confirmation of any conditions to be attached to your offer. If your offer is subject to planning permission, then outline details of what you intend to apply for and the associated timescales for each stage.
- 6) Timescales for exchange and completion.
- 7) Photographic ID and proof of address in order for a credit check to be undertaken in accordance with the Money Laundering Regulations 2017 should your bid be successful.

In asking for best and final bids in this manner our client is not obliged to accept the highest or any other offer for the property. Your offer should not be connected in any way to any other offer that may be made for the property and only offers of a non-variable nature will be considered.

Should you have any queries please contact:

**ZACH MAIDEN BSc (Hons) MRICS**  
**SENIOR ASSOCIATE | HEAD OF EXETER**  
**AGENCY**  
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