



Building plot on Buckleigh Road , Westward Ho!, Bideford, Devon EX39 3PU

---

Attractive building plot for single dwelling within walking distance of Westward Ho! beach

Westward Ho! centre & beach 0.5 miles, Bideford 2 miles, Barnstaple 9.8 miles

- Full planning consent Ref 1/0540/2018/FUL
- Services nearby
- Freehold
- Great location
- Walking distance to South West coast path and Westward Ho!
- Ideal main home/second home/holiday let

Guide Price £150,000

01237 425030 | [bideford@stags.co.uk](mailto:bideford@stags.co.uk)

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 17th October 2023 @ 5pm

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](http://stags.co.uk).

## DESCRIPTION

A fantastic opportunity to purchase a level parcel of land near the beautiful coastal resort of Westward Ho! with full planning permission obtained for the construction of a large detached 4-5 bedroom double-fronted house of around 2000 sq ft with detached garage and garden. The building plot can be found down the end of a 'no through' road and within the grounds of a substantial and historic period property.

## SITUATION

Situated within easy access to the South West coastal path and the three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, nearby Westward Ho! offers an excellent range of amenities including two small supermarkets, post office, newsagents, hairdressers, art shops, pubs and restaurants. Northam also offers a good range of amenities including local shops, post office, doctors surgery, dental surgery, chemist, public house, restaurant and swimming pool & gym.

The port and market town of Bideford is on the banks of the River Torridge and offers a wider range of amenities including various shops, banks, butchers, bakeries, cafes, schools for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail, which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. Affinity shopping outlet and retail complex is also nearby and offers a range of popular brands such as Crew, GAP and Starbucks to name a few. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

## PLANNING

Planning consent was granted by Torridge District Council for the erection of one detached dwelling. Further details can be found on the Torridge District Council planning website under reference 1/0540/2018/FUL

## SERVICES

Mains water, gas, electric and drainage nearby. Purchasers to make their own enquiries.

## PROOF OF INDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS & ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

## LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page.

Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

## SOLICITOR ACTING

Maurice Clark  
maurice.clark@wollens.co.uk  
Avery House  
Liberty Road  
Roundswell Business Park  
Barnstaple, Devon  
EX31 3TL

## COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

## DEFINITION OF AUCTION AND RESERVE

Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

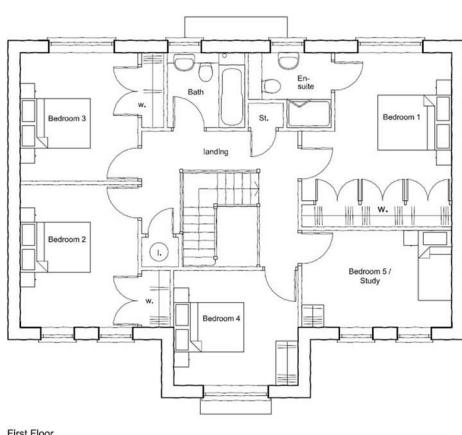
Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

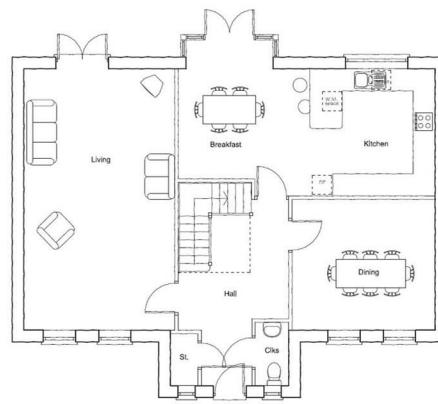
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

## DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.



First Floor



Ground Floor



4 The Quay, Bideford, Devon, EX39 2HW  
01237 425030  
[bideford@stags.co.uk](mailto:bideford@stags.co.uk)



@StagsProperty