



COM Potential Building Plot First Raleigh, Bideford, Devon  
EX39 3NJ

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A small plot of land in a desirable location offering  
potential for development (stp)

Bideford Quay 0.7 Town Centre 0.5 Miles Instow Beach 3.2 Miles

• Potential for development (stp) • Desirable Location • Road  
Access • Parking • Mains Services Nearby • No Onward Chain

Offers Over £60,000

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### Situation

This plot of land offering potential for development (stp), is located in a quiet residential, in arguably, the most sort after area in the port town of Bideford. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private) and the popular panier market. There are 5 supermarkets and a retail complex with a range of popular brands. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' passenger ferry to Lundy Island. The 'Taka Trail' affords superb long walks and cycle rides. The plot is within a 2 minute walk to the country park and lake. Local coastal villages include: Instow ((3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village. Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.

### Description

This potential development plot is currently an unused area of garden, located in a very desirable part of Bideford, towards the edge of the town but within a short walk of daily amenities. The plot is level, with hedge boundaries, has road access, a 'drop-kerb' and hardstanding for parking. The plot may suit a small residential dwelling, subject to the approved planning permission.

### Agents Note

The property is to be sold with no planning permission, As far as we aware, the current owners have never applied to build or to change the use of the land. The local authority is; Torridge District Council.

### Services & Additional Information

We understand that all mains services are available nearby. Broadband is not connected but 'Standard' 'Superfast' 'Ultrafast' are available at the postcode (Ofcom). Please check with chosen provider. Mobile phone coverage from the major providers is available at the postcode and is 'Good' (Ofcom). Please check with chosen provider.

### Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

### Directions

From Bideford Quay with the River Torridge on your right, proceed in a northerly direction on the A39/Kingsley Rd for approx. 0.75 miles, turning left into Northam Rd, in front of Rydon Garage, after 0.10 mile turn right into First Raleigh, the potential plot will be found alter approx. 20 yards on the lefthand side. Please note, there is no 'For Sale' board.

What3words///pulse.arch.festivity

Postcode: EX39 3NJ (Not to be relied upon).



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