



For sale

Land at Daddon Wood, Clovelly Road, Bideford, Devon

Land for development subject to planning

Viewing by prior appointment
with Andrew Hosking

Approx. 5 acres (2.02 ha)

(01392) 202203

andrew@sccexeter.co.uk

Adjoining Clovelly Road Industrial Estate, opposite
Caddsdwn Industrial Estate and Atlantic Village

Guide price: £750,000

Location

The site is located on the outskirts of Bideford with access principally via the A39 Atlantic Highway from Barnstaple, some 8 miles away. From there, via the A361 North Devon Link Road, junction 27 of the M5 motorway is approximately 40 miles to the south west.

The land at Daddon Wood is situated adjacent to the Clovelly Road Industrial Estate, close to Caddstown Industrial Estate and opposite the well established Atlantic Village shopping centre. Nearby occupiers include McDonalds, Nike Factory Store, Premier Inn and Aldi.

Description

This plot comprises approximately 5 acres of undeveloped former woodland. Having now ben largely cleared, it has an intersecting basic hardcore road linking it directly to the Clovelly Road. Estate. The land has a slight slope from South to North with a mixture of trees, hedges and banks around the perimeter.

Services

It is understood that mains services are available, although prospective purchasers must make their own enquiries with the relevant authorities.

Price

The site is offered for sale at a guide price **£750,000**

Planning

We are informed that planning for this site is currently for amenity use only but that it is zoned in the Local Plan as part of Policy BID01—Bideford West Urban Extension comprising 71 hectares allocated for mixed use development including housing, school, commercial and employment.

It is therefore considered suitable for a wide range of potential uses, subject to planning. All interested parties must make their own enquiries via Torrridge District Council Planning Department on 01237 428700.

VAT

We are informed that VAT will be chargeable .

Legal Costs

The parties are to be responsible for their own legal and other costs incurred in the transaction.

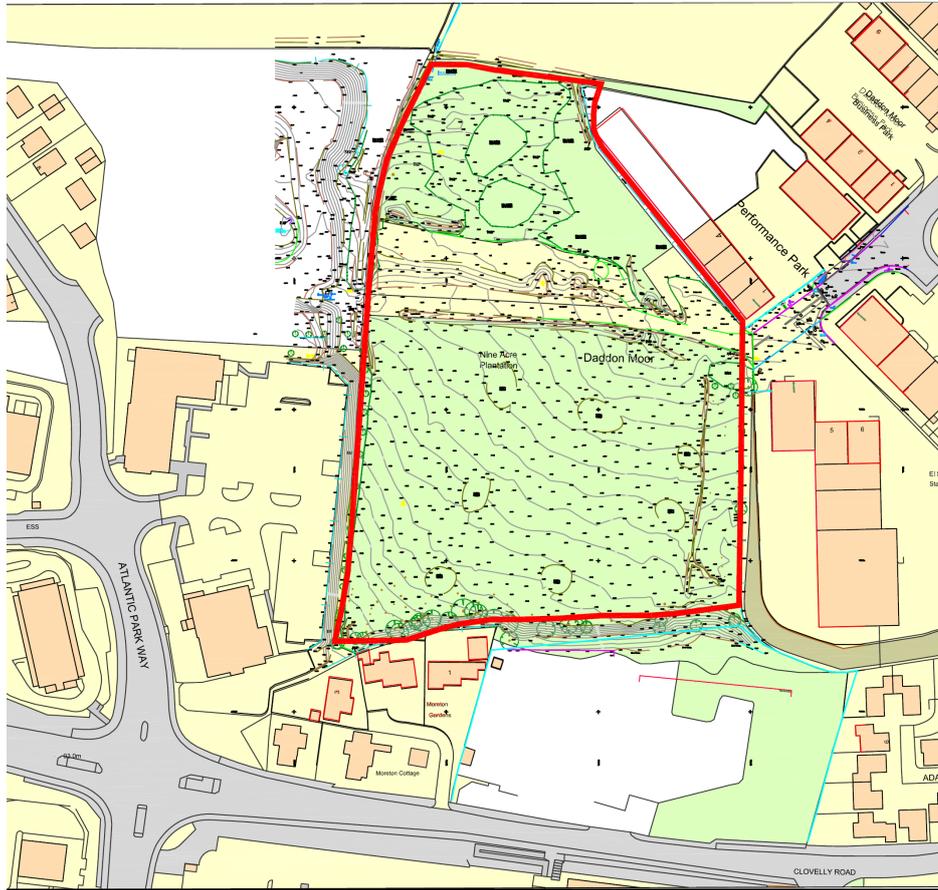
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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