

On the instruction of Torrington District Council

FOR SALE

# East-the-Water Wharves

Barnstaple Street, Bideford, Devon EX39 4AE



Prime Waterside Development Opportunity

# East-the-Water Wharves

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- 0.89 hectares (2.14 acres)
- Prominent waterside location
- Planning permission secured for a mixed-use scheme consisting of 52 residential units, 763 sq m (8,213 sq ft) of commercial units and 122 parking spaces
- No S106 or affordable housing
- Unrivalled views across the River Torridge
- Allocated as a strategic regeneration priority



## Bideford and surrounding areas

Bideford is surrounded by attractive countryside and is the administrative centre and largest town within the district of Torridge. Just a few miles from the beaches of the Atlantic coastline, the town was originally established as a port and in the 16th century was the 3rd largest in Britain. Bideford's most notable feature with its 24 arches, the Long Bridge spans the River Torridge and leads from the town centre to 'East-the-Water'. The popular Tarka trail runs through Bideford along the eastern bank of the River Torridge.

The North Devon and Torridge area is a popular holiday destination benefiting from a number of sandy beaches, dramatic coastline and beautiful areas of countryside including Exmoor National Park.

The town also benefits from a range of local amenities, including a community hospital, library, primary and secondary schools. Bideford town centre has a good retail and service offer, including Atlantic Village shopping centre, national banks and a number of local business operators.



## The Site

Situated in Bideford, a flourishing market town in North Devon, the site occupies a prominent waterside position on Barnstaple Street, on the east side of the River Torridge and is adjacent to the Grade I listed Long Bridge. The site is bordered by the Wooda Doctors Surgery to the north, Barnstaple Street to the east, land owned by the Royal Hotel to the south and the River Torridge to the west.

Bideford is highlighted as a priority regeneration area within the Northern Devon Strategic Investment Framework (SIF). Within the framework, East-the-Water Wharves is identified as a once in a lifetime development opportunity to transform the appearance of the town centre.

The site is currently occupied by a local authority car park and a number of temporary and historic buildings. Parts of the site are subject to covenants which have been addressed with in the Planning Consent and approved plans.



Bideford is positioned in the County of Devon, roughly 7 miles from Great Torrington and 10 miles from Barnstaple. The town is directly linked to the A39 via the A386 connecting Bideford with Barnstaple. The A361 is the principal route that connects the North Devon peninsula with the M5 motorway at Junction 27.



Barnstaple railway station is located approximately 9.4 miles from the site providing links to London Paddington and Waterloo.



Exeter International Airport is located approximately 60 miles to the east and has scheduled and chartered flights to a range of national and international destinations.



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## Planning

The property lies within the jurisdiction of Torridge District Council whose planning policies are contained within the Torridge District Local Plan (2004). The Local Plan strongly supports the development of the site for commercial, leisure and tourism uses.

The site benefits from Full Planning Permission (Ref: 1/0578/2014/FULM) which was granted in July 2015 for a mixed use development comprising of 52 residential units, approximately 763 sq m (8,213 sq ft) of commercial space, car parking, marina and associated development.

The site is within a conservation area and adjacent to listed buildings and structures. The Long Bridge is an important consideration in any development proposals for the Wharves due to its status as a Grade I listed structure and Scheduled Ancient Monument.

## Tenure

Freehold with Vacant Possession.

## Method of Sale

Offers are invited for the freehold interest with vacant possession.

A comprehensive information pack is available upon request.

## Rateable Value

There are currently three entries on the VOA Rating list 2010:

- Car Park - £9,900
- Warehouse & Premises - £14,000
- Garage & Premises - £2,150

## Services

We understand that the site is served by mains electrical, gas, water and sewerage.

## Energy Performance Certificate

An Energy Performance Certificate (EPC) has been produced and is available.

## VAT

The vendor has not elected to charge for VAT.



## Viewing

The site is secure and all viewings must be made strictly by appointment with the selling agents.

Mark Walter

01392 429315

mark.walter@eu.jll.com

Adelle Moore

01392 429397

adelle.moore@eu.jll.com