



For Sale By Private Treaty Subject to Contract

**DEVELOPMENT LAND OF 1.22 ACRES WITH CONSENT FOR C2 USE. SITUATED ON  
NEW HOUSING DEVELOPMENT OF 500 DWELLING SCHEME**

**LAND AT BAY VIEW  
BAY VIEW ROAD, NORTHAM, BIDEFORD, NORTH DEVON, EX39 1BJ**

**GUIDE PRICE: Freehold Proposals Invited**

- ☐ *1.22 acre / 0.49 Ha site*
- ☐ *Located within popular North Devon coastal village*
- ☐ *Situated on newly developed housing estate of 120 dwellings, with further phases to increase to 500 dwellings*
- ☐ *Overlooking amenity space and within sought after neighbourhood*
- ☐ *C2 consent for 60 bedroomed care facility, doctors surgery etc*

#### **LOCATION**

Sitting in a great position looking towards the beach at Westward Ho! (1 mile) and near historic Appledore (1 mile), Northam sees its share of visitors and seasonal residents, but has a mostly settled resident community. Being also only 1 mile from the larger town of Bideford, the residents of and visitors to this part of North Devon tend to move freely between these locations (aided by a regular bus route), which is undoubtedly of benefit to any businesses based here. Northam itself is an attractive village of traditional cottages and newer developments with a small number of shops and services, though firm plans for an additional 1,000 houses plus school and amenities are detailed in the Local Plan. North Devon's commercial centre of Barnstaple is also nearby (10 miles).

#### **THE SITUATION**

The site is located within a 120 dwelling housing development known as Bay View with further housing phases set to expand the development to 500 dwellings. There is access from Bay View Road to the North and Buckleigh Road (roadway under construction) to the South.



## **THE SITE**

The site extends to approximately 1.22 acres / 0.40 Ha. To the North and East of the site is existing residential stock with attenuation basin and amenity land to the West and South.

## **PLANNING PERMISSION**

The site was originally granted outline planning permission, planning application number 1/1192/2015/OUTM for the development of a 60 bed extra care facility, doctors surgery.

## **THE PROPOSAL**

Our clients are inviting unconditional offers for Freehold interest, although conditional offers will be considered on individual merit.

## **SERVICES**

It is believed that water, drainage, electricity and

gas are available to the site.

## **PLANS**

Additional information and plans can be made available to interested parties, this include topographical survey.

## **LOCAL AUTHORITY**

Interested parties may wish to discuss planning applications for the site with the Local Authority who are Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG, Tel: (01237) 428700.

## **VAT**

If applicable, payable at the prevailing rate.

## **AGENTS NOTE**

Further photographs and drone video available on our website.



### **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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### **PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

### **VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
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