



Bond
Oxborough
Phillips

Changing Lifestyles

Building Plot On Mines Road
Bideford
Devon
EX39 4BZ

Auction Guide Price: £145,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Building Plot On Mines Road, Bideford, Devon, EX39 4BZ

LAND WITH LAPSED PLANNING PERMISSION FOR TWO DETACHED 4 BEDROOM HOMES



- FOR SALE BY MODERN AUCTION –
 - T & C's apply
- Subject to Reserve Price • Buyers Fees Apply
 - The Modern Method of Auction
- Each property complemented by gardens & garaging
- Situated within a popular & peaceful residential area
- A great investment opportunity or potential for dual-family occupation
- It is thought that fresh planning approval should be relatively straightforward to procure



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Situated within a popular and peaceful residential area of Bideford, this is an excellent opportunity to acquire a parcel of land with lapsed planning permission for the construction of two detached 4 Bedroom homes, each complemented by gardens and garaging.

Granted by Torridge District Council under application number 1/0152/2019/FUL, the formerly approved plans allow for the creation of two highly individual and well-proportioned family residences. The site offers strong appeal both as an investment opportunity and for those seeking the potential for dual-family occupation.

As part of the original planning process and discharge of conditions, a range of supporting reports have already been compiled, including a Construction and Environmental Management Plan, Site Investigation Report and Mining Investigation Report, among others which can be viewed on the Torridge District Council website.

It is thought that fresh planning approval should be relatively straightforward to procure.

Building Plot On Mines Road, Bideford, Devon, EX39 4BZ



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout continue straight onto Torrington Lane. Continue up to the top of the hill and continue straight over the mini roundabout onto Mines Road. Take the second left hand turning and head down the road to where the site will be situated on your left hand side just past the entrance to Kathleen Grange on your right.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com