



Bond
Oxborough
Phillips

Changing Lifestyles

Building Plot on Mines Road
Bideford
Devon
EX39 4BZ

Asking Price: £275,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

Changing Lifestyles

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.

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.

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.

- LAND WITH LAPSED PLANNING PERMISSION FOR TWO DETACHED 4 BEDROOM HOMES
 - 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

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