



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Development Opportunity  
Moreton  
Abbotsham Road  
Bideford  
Devon  
EX39 3QW

**Guide Price: £130,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

Development Opportunity, Moreton, Abbotsham Road, Bideford, Devon, EX39 3QW

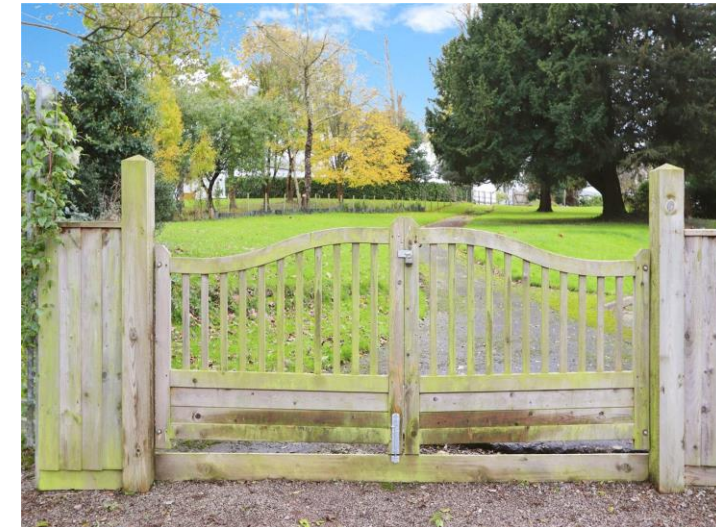
## A UNIQUE OPPORTUNITY TO ACQUIRE AN AREA OF LAND



- Approximately half an acre (96' x 248')
- Gently sloping, mostly enclosed with fencing & having two potential access routes
- Located within the designated development area according to the local plan
- Would suit the construction of 1-2 properties, subject to planning approval
- Situated on the outskirts of Bideford Town Centre & close to the sought after village of Abbotsham



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



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## Changing Lifestyles

**This is a rare and highly unique opportunity to acquire an area of land (approximately half an acre - 96' x 248') that is situated on the outskirts of Bideford Town Centre.**

**The ground partially adjoins the highly successful College Park development and is located close to the sought after village of Abbotsham.**

**The land, itself, is gently sloping and is mostly enclosed with fencing. There are two potential access routes into the site and gas, water and drainage options are available.**

**It should be noted that the ground is within the designated development area according to the local plan and would suit the construction of 1-2 properties, subject to planning approval.**

**Viewings must be strictly accompanied and can be arranged directly with Bond Oxborough Phillips.**

### Description

The land is approached on one side via a gate that is accessible from the road named Blackmore Avenue on the College Park Housing Estate. The other entrance is accessible from a private driveway that leads up to Moreton Lodge. Between these two access points is the site itself which comprises mainly of an area of well-kept lawn with a tarmac pathway cutting down through the middle. There is space to park a few vehicles at the bottom of the site. A few trees are situated on the grounds but in general the space is open and amenable. The area has a lovely look and feel about it and is bordered by attractive modern and period properties.

### Services

Access to mains water, sewerage and electricity.

### Tenure

The land is being offered for sale on a Freehold basis.

### Useful Information

Please be aware that the grounds have not been formally surveyed and any mapping or sizes are presented as an approximation.

Potential purchasers are advised to seek independent clarity regarding the grounds and their extent.

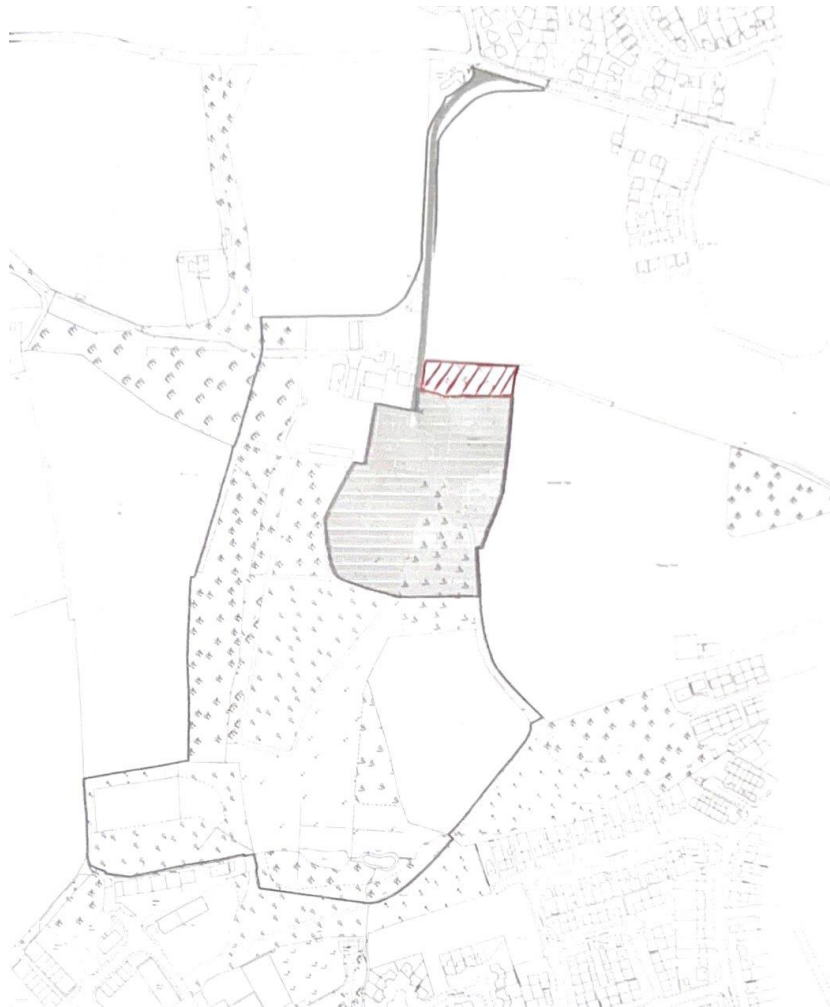
The site, as previously mentioned, is located within the development boundary of Bideford. We would recommend that any interested parties should contact an independent planning adviser with regards to the lands uses.

### Important Information

Under the Estate Agents Act 1979 we hereby declare that this property belongs to a relative of a member of staff employed by Bond Oxborough Phillips.

Please be aware there is a tree preservation order on the two Yew trees in the middle of the site.

The owner of the development opportunity is liable for 10% of the costs of the upkeep of the driveway leading up to the development opportunity via the Moreton House entrance.



## 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 up the High Street turning left at the very top and taking the first right hand turning onto Abbotsham Road. Follow this road passing through the traffic lights and passing Bideford College on your left hand side. Take the second left hand turning into Birdwood Crescent and turn right towards Blackmore Avenue. At the 'T' junction, turn left and then proceed towards the end of the road to where the gates giving access to the development site will be found on your right hand side.