Allocated Care Development Land Abbotsham Road, Bideford

- Freehold / Leasehold opportunities available
- Total allocated Care Home site area 3 acres (1.2 ha)
- New link road providing access directly onto the A39
- Care Home land located adjacent to proposed Local Centre at the land north of Clovelly Rd.
- Part of wider strategic proposals for 750 residential dwellings.



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Allocated Care Land - Abbotsham Road, Bideford

Location

Bideford is an established tourist destination on the north Devon Coast, close to other nationally renowned coastal destination such as Appledore, Instow and Clovelly. The town is a short distance from the start of the Tarka Trail (approx. 10 minute drive) and Exmoor national park (approx. 40 minutes). Specific leisure destinations in close proximity include the Milky Way adventure Park (approx. 17 minutes), The Big Sheep amusement park (approx. 2 minutes) amongst others.

The Allocated Care site is located to the western fringe of Bideford town centre just north of the Clovelly Road and close to the main North Devon distributor road, the A39.The strategic development will provide a new direct Link to the A39 whilst the Abbotsham Road will continue to provide direct access to Bideford Town centre and the North Devon coastal areas.

Description

The Land allocated for Care (Outlined Red) extends approx. 3 acres (1.2 Ha). It sits within a wider residential development scheme of up to 750 dwellings, a new primary school, sporting facilities, land with Local Centre provision and a brand new link road directly off the A39.

The Outline Planning consent states *“The extra care facility hereby approved shall be used for C2 use (residential institution) and for no other purposes (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order)”*

The land has a gradual incline away from Abbotsham Road but otherwise, the site is flat and currently comprises grassland while Phase 1 of the residential development has already commenced to the east.

Location Plan



Site Plan


ABBOTSHAM ROAD
A39
A39 LINK
LOCAL CENTRE
PRIMARY SCHOOL AND RECREATION
RESIDENTIAL
CARE
RESIDENTIAL

Planning & Availability

Planning Consent

The entire site benefits from outline planning consent for the construction of up to 750 dwellings including affordable housing, 50 bed care facility, a Local Centre, a primary school, new highways and infrastructure including new access points onto Abbotsham road and the A39, areas of formal open space, green space and landscaping, drainage and attenuation infrastructure Reserved matters application in due course.

Copies of the planning permission and associated support documents are available on request and also available via the Torridge District Council Planning Portal and can also be viewed online using the planning reference 1/1015/2014/OUTM.

The planning consent provides for up to 1.67 acres for a broad range of Local Centre uses including Retail, Restaurants/Café's, Financial & Professional, Medical, Fitness Centres, indoor sports and Nursery.

Planning permission will be required for Sui Generis Uses such as fast-food takeaways, public houses and drinking establishments to allow for proper consideration of potential amenity impacts.

Tenure

Available Freehold or Leasehold with vacant possession on completion.

Access

Access to the site will be initially available from Abbotsham Road to facilitate development in parallel with construction and completion of the new highway access to the A39.

Services

Information on services can be provided on requested.

Local Authority/Planning Enquiries

Torridge District Council

T: 01237 428700

W: www.torridge.gov.uk

Allocated Care – Abbotsham Road, Bideford

Legal & Professional Costs

Each party to bear their own costs incurred in the transaction.

Financial Proposals & VAT

Financial Proposals to be submitted to the sole agents and to be expressed exclusive of VAT.

Viewings

Viewings to be arranged by prior appointment via the sole agents.

The Team

For further information or to arrange an inspection of the site, please contact the below:



Rebecca Harries

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Email: rebecca.harries@htcre.co.uk



Andrew Batchelor

Direct dial: 07836 744 015

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