



PRIME NORTH DEVON RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Caddesdown, Bideford, Devon, EX39 3BE

FOR SALE (IN WHOLE OR IN PART):

Opportunity to deliver 211 new homes (6% affordable)



**Chesters
Harcourt**

Indicative site plan

EXECUTIVE SUMMARY

- Well positioned development land situated on edge of sustainable settlement.
- Outline planning consent in place for 211 dwellings and 4.27 ha of commercial land (B2, B8 and E (g)).
- Provision of 13 affordable dwellings.
- Gross area of 49 acres (19.9 hectares).
- Interest invited for the whole, or part.
- Commercial element to be serviced but excluded from the sale.
- Offers invited by midday on Wednesday 6th November.

DESCRIPTION

A prime greenfield residential development site extending to approximately 49 acres (19.9 ha) over a largely south facing sloping site. The site has outline planning consent for residential led development including a new vehicular access onto the public highway (Clovelly Road).

The employment element of the scheme is to be accessed from Caddesdown trading estate and will adjoin the Atlantic Racquet Centre.

LOCATION

The Property is located on the southern edge of Bideford to the south of Clovelly Road, with views over open countryside to the south.

Caddesdown Business Park and the Atlantic Village are to the north and west and there are residential areas to the north east.

Bideford is the main town in the Torridge district and lies on the western bank of the river Torridge. The town provides easy access to the north Devon coast and has grown by around 30% in the last 20 years.



PLANNING

The Property has the benefit of an outline planning consent with Torridge District Council under application number 1/0656/2020/OUTM. The proposal was detailed as:

Outline application for up to 211 dwellings, up to 4.27 hectares of commercial land (Use Classes B2, B8 and E(g)), public open space, and other associated infrastructure with all matters reserved except access.

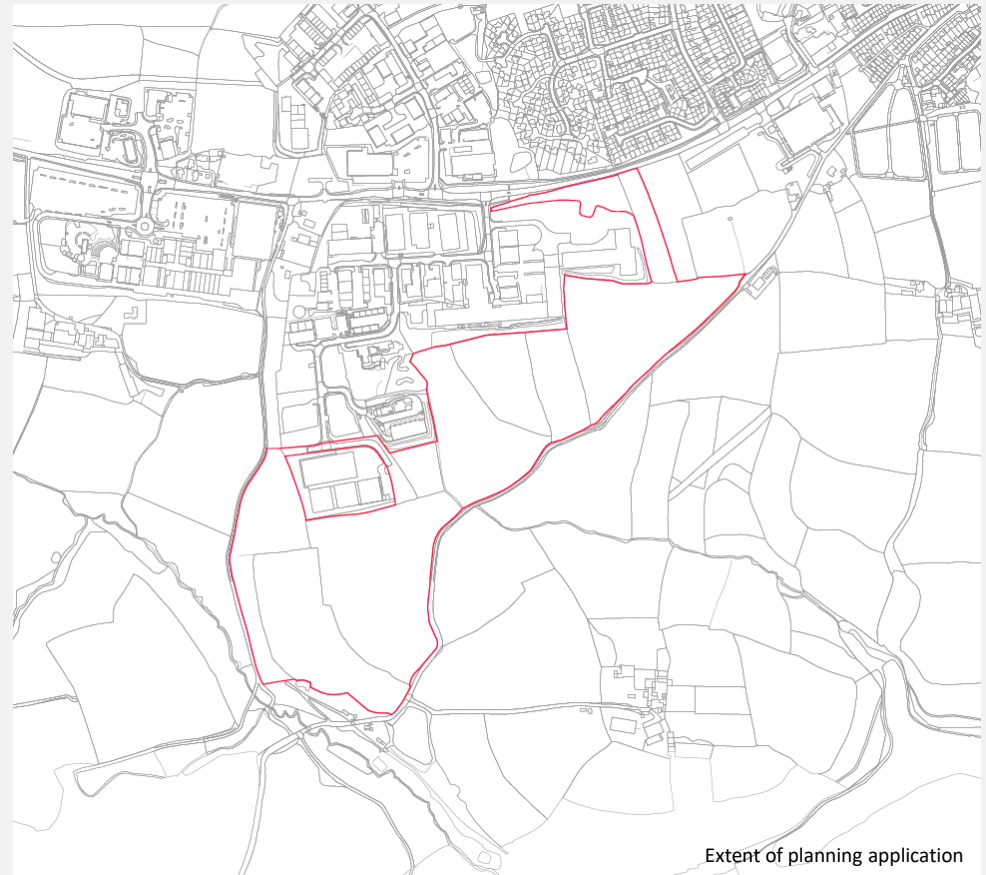
METHOD OF SALE

Offers for the whole, or part, are invited from interested parties by midday on Wednesday 6th November.

The vendor will be receptive of deal structures which improve purchaser cashflow. For example, offers will be considered for the whole with deferred payments, part only, or acquisition of a proportion of the site with an option over the remainder (structure for which included in the dataroom). In any case, deal structures should be discussed with the agent prior to submitting an offer.

In order that we are able to accurately appraise all offers, please provide the following information in support of your bid:

- Confirmation of the basis and structure of your offer;
- Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works;
- Any proposed uplift or overage provision contained within your offer;
- Any assumptions made in relation to anticipated abnormal development costs, including Section 106 payments;
- Confirmation of your anticipated timescales and ability to exchange contracts within a reasonable timeframe;
- Details of how you propose to fund the purchase as well as confirmation that your bid has received full board approval, or equivalent, and if not, the process, and anticipated timescales required to obtain such approval;
- Your proposed payment profile and exchange deposit and confirm that this will be non-refundable;
- A layout plan and schedule of accommodation;



- Any other information that you feel should be taken into consideration in the assessment of your bid; for example, recent experience of delivering schemes of this nature in similar locations or developing within Torridge District Council.

We will provide bidders with a pro forma to detail this information. Upon offers being received, we expect to undertake meetings with shortlisted bidders prior to selecting a preferred party and agreeing Heads of Terms for sale or similar agreement.

Please note that the Vendors will not be obligated to accept the highest or any other offer.

LEGAL

The land is owned freehold and is under a promotion agreement with Land Value Alliances (LVA). Each party will be responsible for their own legal costs incurred in entering into a sale or similar agreement.

INFORMATION PACK

Please contact the agents for access to the online marketing information pack. This includes all relevant technical, legal and planning information.

VIEWING

At any reasonable time with the benefit of these particulars. For further information please contact the Sole Agents, Chesters Harcourt.

CONTACT

To discuss this opportunity to acquire land adjacent to a thriving town with established transport links, and to gain access to the online marketing information pack, please contact the agents.



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