Local Centre
Development Land Abbotsham Road, Bideford

- Freehold / Leasehold opportunities available
- Total site area 1.67 acres (0.68 ha) suitable for occupiers including C-Stores, GP & Dental surgeries, Health & Fitness Centres, café's and more
- New link road providing access directly onto the A39
- Local Centre to support the local leisure community and the substantial residential strategic development proposals at the Land North of Clovelly Rd.
- 3 Acre site allocated for Care Use to the south
- EV charging opportunities



Hartnell Taylor Cook

Local Centre - 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 Local centre 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 the local centre (Shaded red) extends approx. 1.67 acres (0.67 Ha). It sits within a wider residential development scheme of up to 750 dwellings, a new primary school, sporting facilities, land with an allocated care provision and a brand new link road directly off the A39.

The Outline Planning consent provides flexibility to accommodate a range of alternative occupiers under the Local centre allocation. Examples of suitable occupiers could be:

- Shops & Retail
- Restaurants & Café's
- Professional Services
- Medical, Health & Gym
- Nursery

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

Development Land – 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 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

Direct Dial: 07774 302 250

Email: rebecca.harries@htcre.co.uk



Andrew Batchelor

Direct dial: 07836 744 015

Email: andrew.batchelor@htcre.co.uk

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance

SUBJECT TO CONTRACT
Date of Production: January 2025
Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211.
Hartnell Taylor Cook LLP is regulated by the RICS.
Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that: