



Building Plots The Old Reservoir, Nr Littleham, Bideford, EX39 5EU

Guide Price £395,000

- Planning Permission Granted
- Stunning Countryside Views
- Convenient Location
- Truly Individual Building Plots
- 2 Detached Dwellings
- Close To Town Amenities
- Former Concrete Water Tanks
- Must See

The Old Reservoir, Bideford

Morris and Bott are delighted to offer this exciting development site which offers a visionary buyer the opportunity to transform two former concrete water tanks into two stunning properties. The current buildings were originally converted in 2009 to high standard offices and workshops, being just a short distance from the centre of the Bideford. Planning permission has already been granted for two detached single storey dwellings on this accessible and relatively level site. The two proposed properties consist of a three bedroom and a two bedroom property both of which have ample private parking, good size garages along with gardens which take advantage of the superb countryside views. We strongly recommend viewing to appreciate the huge potential this development has to offer.



Location

These iconic buildings sit proudly on Bideford's western edge, benefitting from some of the finest views out onto uninterrupted rolling countryside. Enjoying a quiet tucked away location, yet with the advantage of easy access onto the North Devon Link Road.

Building Plot 1 - Existing details

49'6" x 29'6"

Large open plan room, constructed in 1934. Currently has an air source heat pump, providing hot water and connected to the underfloor heating system. 3 Phase electricity supply and separate air conditioning unit. Mains electric with water and drainage to the sewerage digester unit. All UPVC double glazed.

WC

8'2" x 6'6"

Housing a low level wc and two sinks.

Building Plot 2 - Existing Details

Made up of 4 Rooms, constructed approx. 1920, comprising vaulted ceilings insulated from the outside. Currently has two industrial heating/air conditions units. 3 Phase electricity supply and separate air conditioning unit. Mains electric with water and drainage to the sewerage digester unit (Water and drainage shared with plot 1 currently) All UPVC double glazed.

Room 1

22'10" x 10'5"

With kitchen area light tunnel and large window.



WC

6'6" x 4'11"

Housing a low level wc and sink.

Room 2

22'10" x 10'4"

With light tunnel and double doors.

Room 3

22'10" x 10'9"

With light tunnel and double doors.

Room 4

22'10" x 10'5"

With light tunnel and double doors.

Planning Permission

Details of the permissions can be obtained via the Torridge District Council website <http://www.torridge.gov.uk/plans>. There are two planning approvals:

Change of use under permitted development from Class E to 2 x residential units (1/0235/2024/COUPD)

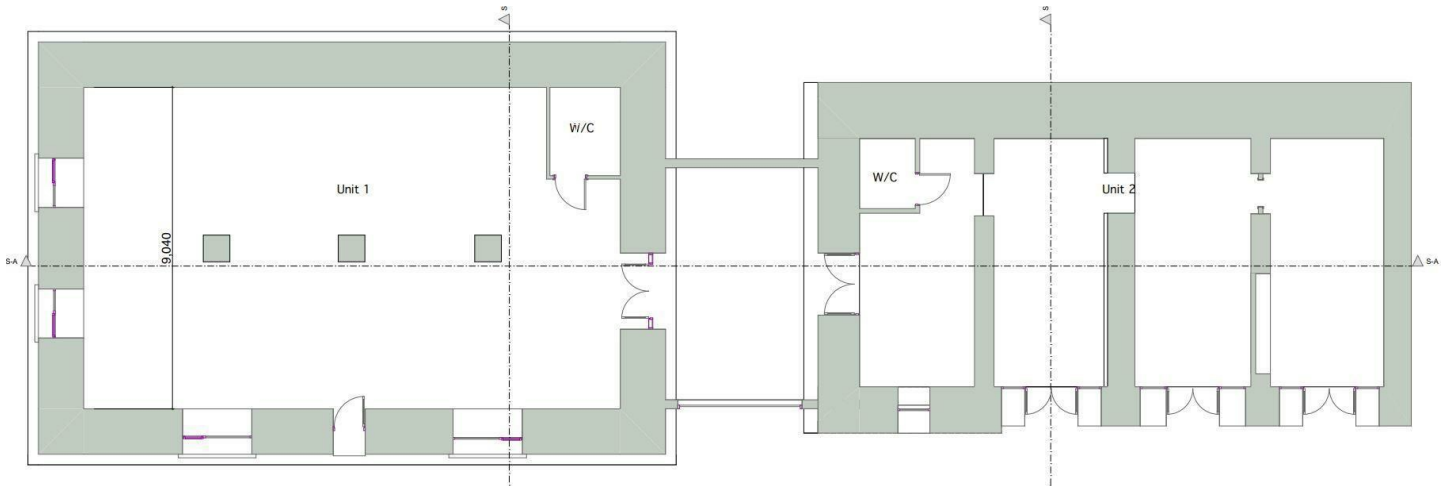
Planning consent for removal of loading bay (described as a garage), which makes the two units detached. The addition of two garages and cladding. (1/0420/2024/FUL)

Viewings

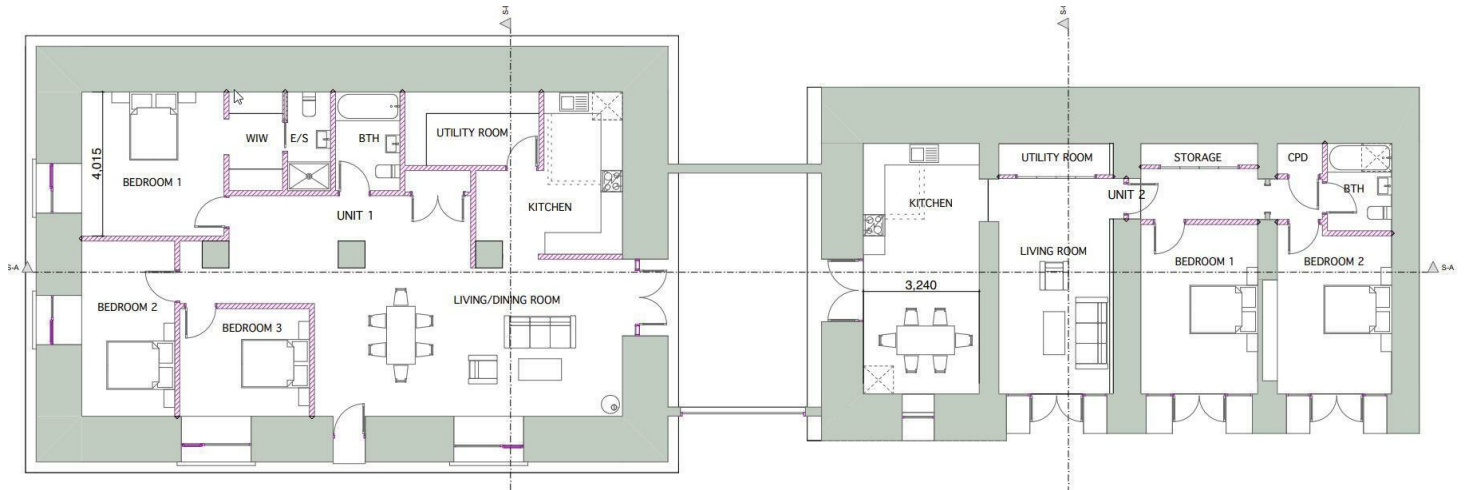
Viewings can be arranged via Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



Existing Floorplan



Proposed Floorplan



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **46**

This is how energy efficient the building is.

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Less energy efficient

◀ **43**

This is how energy efficient the building is.

Directions

From the Quay, head up the high street to the junction. At the junction, turn left passing the pedestrian crossing. Follow this road past the fire station on your left hand side. At the end of the road, continue straight on up Clovelly Road, passing the shop on your right and the pub The First in Last Out on your left. When Clovelly Road levels out, take the second turning on your left hand side into Bowden Green. Follow this road along taking the right hand turning by the entrance to the cemetery onto Buckland Road. Continue along the road and The Old Reservoir can be found on your left hand side after approximately 500 meters.