



## Lime Grove

Land at Lime Grove, Lime Grove, Bideford, Devon, EX39 3JN

Offers In Excess Of

**£350,000**

- Exciting Town Centre Plot
- Planning Granted For 12 Home
- Walking Distance Of Bideford Quay
- Popular Location

# Description

A gently sloping plot close to town. Planning for 12 dwellings was granted in 2010 and extended in 2013 (Planning No: 1/0892/2010/EXTM). A Certificate of Proposed Lawful development was granted June 2022 (No: 1/0665/2022/CPL) . The 12 properties are within a cul-de-sac position and within walking distance of amenities and close to the A39. It is felt that the current planning could be altered, subject to the necessary consents. For more details, please contact the team.

The land is well situated and in close reach of Bideford which is very handy for close by schooling, general amenities, jobs and travel links.

Full planning permission was obtained in 2010 and extended in 2013 (Planning No: 1/0892/2010/EXTM) for 12 properties, 9x 3 bedroom properties with parking/garaging and a further 3x 2 bedroom properties with parking/garaging.

The development site will be accessed via the entrance of 99 Lime Grove, Bideford with this property to be demolished to create a large access point from Lime Grove.

AGENTS NOTE: A certificate of proposed lawful development was granted June 2022. For more details, speak to the agent.

The land is offered for sale by "Informal Tender" - Sealed Tender Bids must be received in our Bideford office no later than 12pm (midday) on Friday 12th April 2024 - Phillips, Smith & Dunn, 64-65 Mill Street, Bideford, EX39 2JT.

Each applicant will be advised of the sellers' instruction within a reasonable time following the tender deadline. Tenders will be accepted at the sellers discretion, this may not be the highest bid. Offers may be considered prior to the tender date. The seller also reserves the right to decline all tender bids if they are not deemed to be acceptable. For more information, please contact our Bideford office.

The site is all mains connected.

Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops both local and national retailers, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park is just a short two-mile drive away with an excellent range of well-known branded shops and factory outlets. From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The nearby village of Northam is 1 mile away and offers a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool. Further afield there are superb golden sandy beaches of Instow, Croyde, Crow Point, Saunton and many more on the West coast. Some superb rugged coastal walks and superb far-reaching views. Don't delay, avoid any disappointment contact our office to arrange a viewing.



DATUM : 10.000

SITE SECTION A-A.



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