



Cleave Wood



# Cleave Wood

, Bideford, Devon, EX39 4AJ

Bideford Town 1 mile, Instow/beach 3 miles, Barnstaple 9 miles

Gated development of only fourteen impressive, individually designed, high-specification 4/5 bedrooms properties

- Custom build opportunity
- Impressive individually designed high specification property.
- 4/5 Bedrooms
- Gated development of only fourteen properties
- Accommodation area from 1980 sq. feet
- High quality finish
- Driveway parking
- Manageable garden area

## Prices From £599,950

### DESCRIPTION

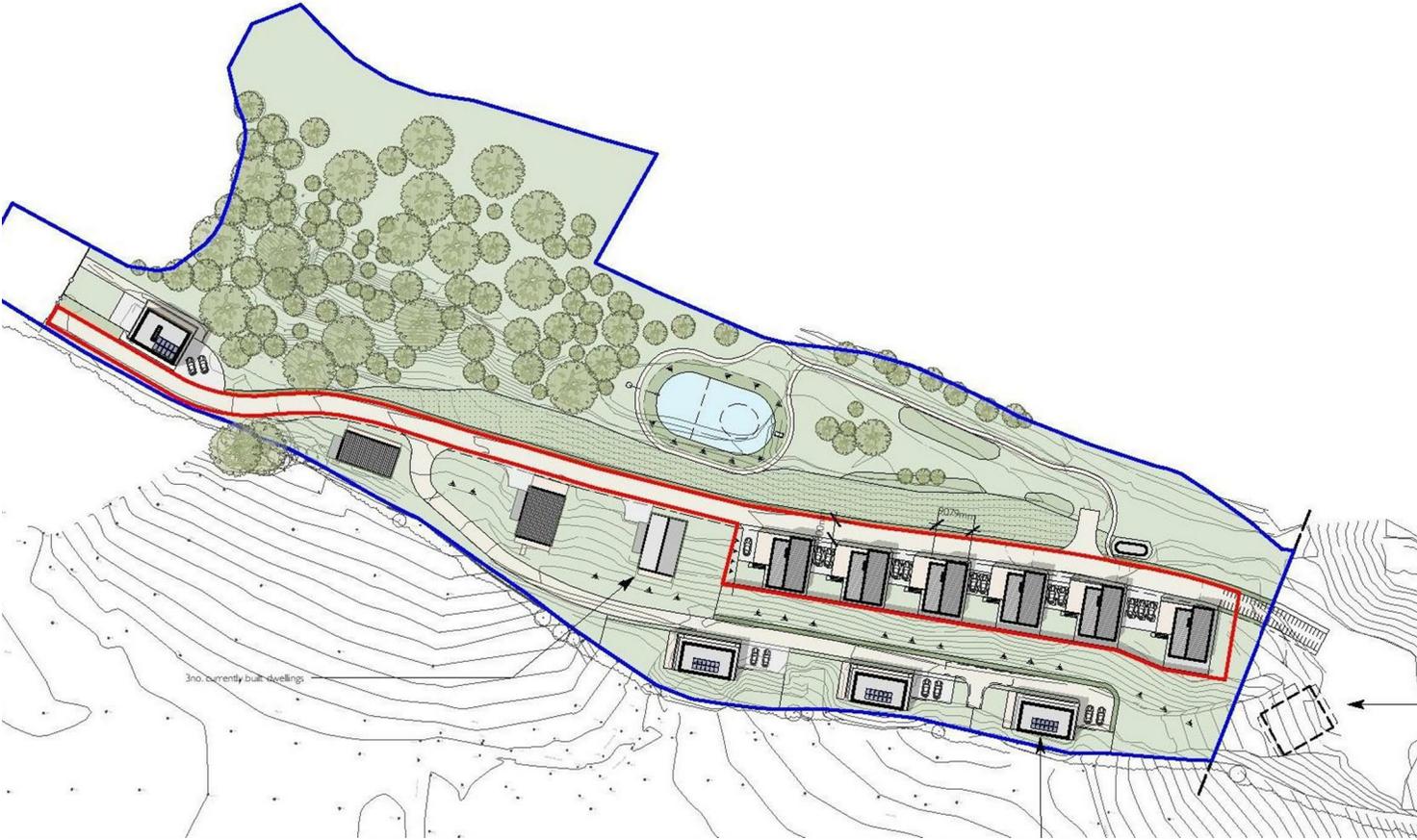
This is an exciting custom build opportunity, offering a wide variety of external and internal options, dependent on personal requirements. Cleave Wood is small collection of contemporary designed properties, accessed via a discreet and private road, and then entered through electric gates, the location will provide a private, tranquil, and secure living environment.

There will be five 'plots' available to choose from and the vendors are encouraging early reservations. Each property will have outdoor garden space, off road parking for at least two vehicles. Garages and car ports are not in the 'standard' build but can also be included (subject to price agreed)

Prices start from £599,950 for the detached four bedroom home with an office, the rooms can be specified for alternative use and finished accordingly. The design is the illustrated property in our sales particulars but without the carport and upper terrace, other designs will be priced accordingly to specification and extras chosen by buyers.

The whole development area sits within 4 acres of natural woodland. All communal areas including the woodland and stream will be maintained throughout the year, the service charge tbc.

So, what is custom build? Essentially this is a way of purchasing a new property that provides you with more input into the design, layout, and finish from the very beginning. Whilst the outcome is identical, the purchase of a custom-built property is split into two transactions, which usually happen simultaneously, firstly you choose the location for your property, in this case the land plot, then agree the specification of your new home with Dan-Wood.



## VANMARK DEVELOPMENTS LTD

The founders of Vanmark, who have over 35 years' experience in property development, understood from the outset, that successful property development requires a collaboration of skills and services to achieve the very highest standards and results. Incorporating all those key elements within one development takes time, care, and dedication, but the ultimate reward of providing clients with a beautiful home cannot be understated. Vanmark are very proud to offer their unique Cleave Wood development and look forward to working with Clients to produce wonderful personalised new homes

## DAN-WOOD

The construction of your new Cleave Wood home is professionally managed, from design, assembly, and technical installation, right through to interior decoration and fittings by Dan Wood. Vanmark Developments Ltd are very happy to partner with Dan Wood homes to provide high quality, turnkey homes. With over 15,000 new homes completed by Dan Wood, their customer service standards and attention to detail means each new owner will be able to make their dream home a reality. All new homes at Cleave Wood will be provided at a guaranteed fix build cost and are supported by a 20-year construction guarantee. For those that would like further inspiration, an interior design

## LOCATION

Cleave Wood is located on the outskirts of Bideford which offers a wide range of amenities including many independent shops, butchers, greengrocers, cafes, pubs & highly regarded restaurants. There is a thriving & lively music scene, similarly artists & crafts people abound and North Devon local food producers are renowned in the SW. Bideford has schooling for all ages (public & private), a large selection of supermarkets & an outlet village.

There is access to the Tarka Trail from Bideford which affords superb walks and cycle rides extending beyond Torrington and Barnstaple and which form part of the national cycle trail. The popular friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple is approximately 10 miles away. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter

## AGENT NOTES

The vendor of the site has partnered with BuildStore, a mortgage broker who can arrange funding to meet your needs. We understand up to 95% of the purchase price can be funded subject to status. If this is of interest, this can be discussed with our selling vendor.

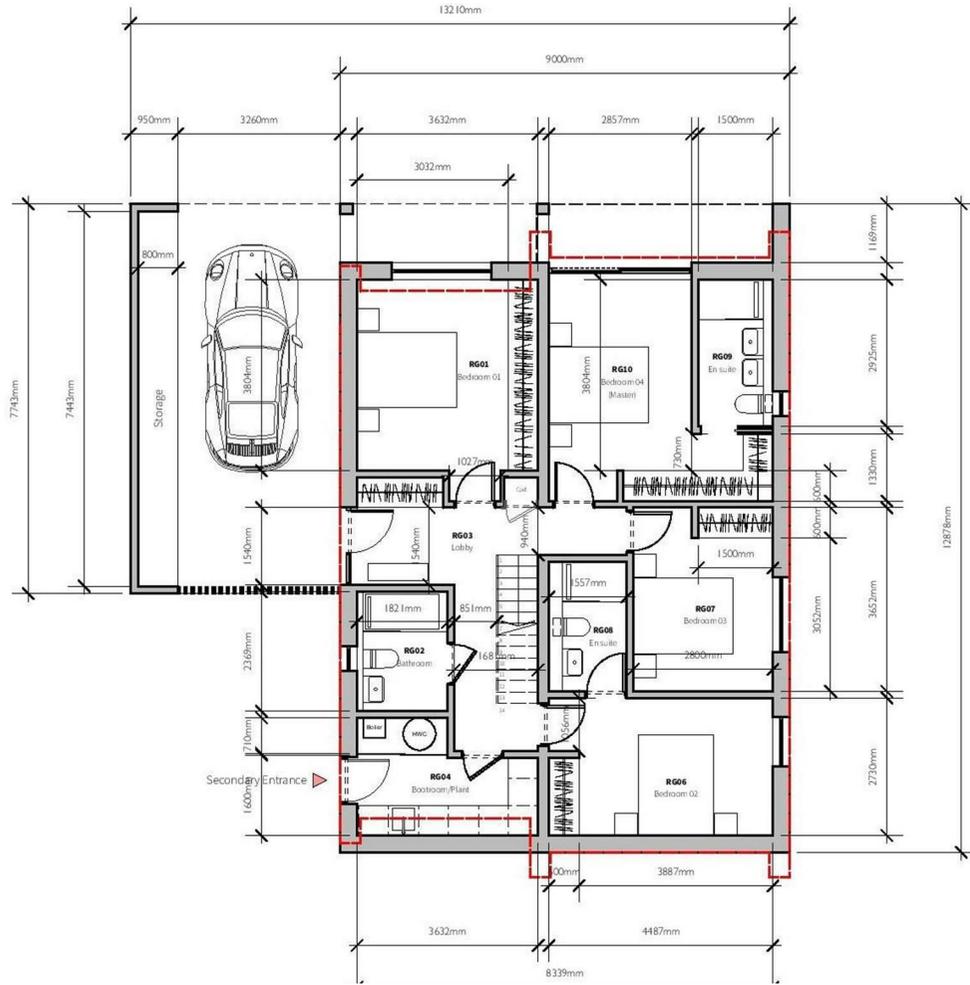


Westward Ho! Beach and  
Northam Burrows

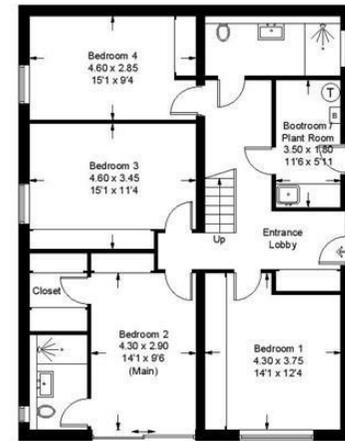


INSTOW BEACH

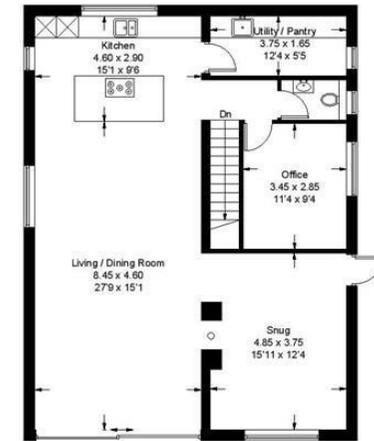
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area  
196.8 sq m / 2118 sq ft



Ground Floor



First Floor

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUketch.com © (ID1047418)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	