



Development Plot At Alpha Place , Appledore, Bideford, EX39 1QY

A rare opportunity to develop two bespoke homes with outstanding estuary views.

- Prime development plot with outline consent for 2 homes (Ref: 1/0096/2022/OUT).
- Elevated site with stunning Torridge estuary views.
- Rare chance to build in sought-after Appledore.
- Walk to shops, cafés, galleries, and vibrant village life.
- Beaches, coastal paths, and sailing all nearby.
- Flexible design options to create bespoke homes.
- Generous plots for gardens, parking, and garaging.
- Easy access to Bideford, Barnstaple, M5 & Exeter.

£500,000

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DESCRIPTION

An exceptional opportunity to acquire a prime development plot with outline planning permission for two dwellings (Ref: 1/0096/2022/OUT), located in an elevated position on the edge of Appledore, enjoying outstanding estuary views across the Torridge. Rarely does a site of this quality come to the market, combining breath-taking outlooks with the convenience of village amenities close at hand.

Appledore remains one of North Devon's most desirable coastal villages, renowned for its rich maritime heritage, charming cobbled streets, art galleries, cafes, and vibrant community. The plot is perfectly positioned to enjoy the very best of the area, with easy access to beautiful beaches at Westward Ho! and Instow, coastal path walks, and excellent sailing opportunities directly on the estuary.

The plot benefits from outline planning permission for two residential dwellings, with appearance, landscaping, and detailed design reserved for later approval — offering flexibility

to create two bespoke homes that take full advantage of the setting and spectacular views.

Nearby Bideford and Barnstaple offer a comprehensive range of facilities, while the A39 North Devon Link Road provides swift access to the M5 and Exeter.

OUTSIDE

The site enjoys a generous plot size with ample room for private gardens, off-road parking, and potential garaging. The elevated position affords panoramic estuary views, creating a stunning backdrop to the new homes. Landscaped gardens could be designed to complement the outlook and provide privacy while capitalising on the uninterrupted scenery. Local footpaths offer direct access to countryside and coastal walks, while the vibrant village centre is within easy reach.

SERVICES

Applicants must make their own enquiries.



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