



For Sale By Private Treaty Subject to Contract

**COASTAL VILLAGE CENTRE DEVELOPMENT SITE WITH VIEWS OVER
BIDEFORD BAY – PREVIOUS CONSENT FOR 20 APARTMENTS**

7 ATLANTIC WAY, WESTWARD HO!, BIDEFORD, NORTH DEVON, EX39 1HX

PRICE: Offers invited in region of £800,000 Freehold

- 0.25 acre site, plus side access*
- Located within popular coastal village, close to village centre amenities and beach*
 - Currently listed on local authority Brownfield Register*
 - Popular destination holiday lets and second homes*
 - Views over Northam Burrows and Bideford Bay*
- Previous consent for 20 apartments with no affordable housing*

LOCATION

This well-known seaside village welcomes a steady stream of visitors every year, thanks to its wide expanse of sandy beach, attractions and events. It has a strong resident community that makes use of the village's shops, cafes, pubs and restaurants, and the Local Plan allows for business development and the building of around 1,000 new homes. Being also only 1 mile from the larger village of Northam, 2 miles from the pretty fishing village of Appledore, and 2 miles from the larger town of Bideford, people tend to move freely between these locations (linked by a regular bus route), which is of benefit to any businesses based here. North Devon's commercial centre of Barnstaple is also nearby (11 miles).

THE SITUATION

Atlantic Way is one of the main arterial roads which leads into this busy North Devon expanding coastal resort village. Westward Ho! is renowned for its pebble ridge, access to the Torridge estuary and the famous sandy beach. Residential developers have taken advantage of the coastal location and views having constructed many unique coastal apartments. The subject property is located a short walk from many of the village amenities including main municipal car park, village green, restaurants, cafes, butchers, pharmacy, Spar and Premier convenience Stores.

THE SITE

The site extends to approximately 0.25 acres, with access from the west of the site via a vehicular and pedestrian right of way. There is a derelict building on site at present which was constructed in 1880 but in more recent years suffered fire damage. The site currently slopes downwards towards the rear of the site (north) from the front of the site (south).

PLANNING PERMISSION

The site was originally granted outline planning permission in 2017 for the demolition of the

existing building and the erection of 20 apartments, planning application number 1/1106/0216/OUTM. A subsequent deed of variation was granted in 2018 for the removal of any affordable housing from the original Section 106 Agreement.

THE PROPOSAL

Our clients are inviting unconditional offers for Freehold interest, although conditional offers will be considered on individual merit.

LOCAL AUTHORITY

Interested parties may wish to discuss planning applications for the site with the Local Authority who are Torridge District Council, Riverbank House, Bideford, North Devon, EX39 2QG, Tel: (01237) 428700.

VAT

If applicable, payable at the prevailing rate.

AGENTS NOTE

Further photographs and drone video available on our website.



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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
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VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

