



Exciting Development Opportunity

Land at Newstead, New Road, Instow, Bideford, EX39 4LN

- Unique Development Opportunity
- 5 Flats 12 Parking Spaces
- Tremendous Far Reaching Views
- Popular Instow Village Location
- Highly Sought After New Road Position
- Full Planning Granted
- For More Information Contact The Team.

Guide Price - £2,000,000

Perspective view of proposal



Development Opportunity – Instow, North Devon

An exciting opportunity to acquire a prime development site in one of North Devon's most desirable coastal villages, with a pending planning application for the demolition of the existing garage and construction of a contemporary apartment scheme comprising five residential units, together with 12 allocated parking spaces, widened vehicular access and associated landscaping works.

Situated on New Road, Instow, the site occupies a highly sought-after position within easy reach of the village centre, estuary waterfront and sandy beach. Whether retained as a private development or built for open market sale, the scheme offers an excellent opportunity to create high-quality homes in an area where demand consistently outstrips supply.

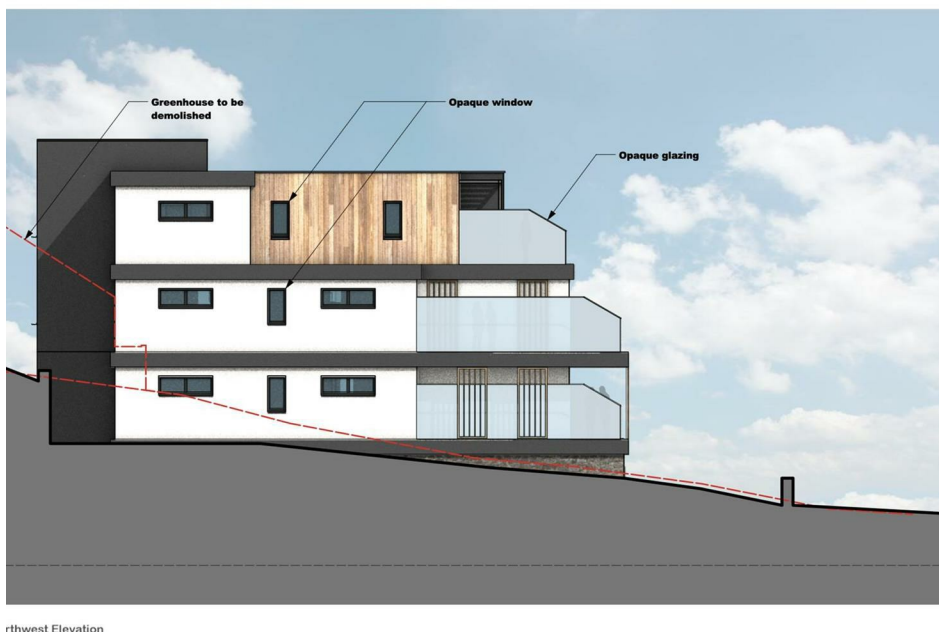
Instow is one of North Devon's most prestigious coastal villages, renowned for its sandy beach, yacht club, sailing waters and stunning views across the Taw and Torridge Estuary towards Appledore. The village offers an excellent selection of amenities including popular cafés, restaurants, public houses, delicatessen, primary school and convenience store, whilst the nearby port town of Bideford provides a wider range of shopping, schooling and everyday facilities. The North Devon coastline, Tarka Trail and renowned surfing beaches at Westward Ho! and Saunton are all within easy reach, making the location highly desirable for both permanent residents and second-home buyers.

Planning

Planning Application No. 79401 has been approved by North Devon Council for the demolition of the existing garage to Newstead, New Road and erection of a five-unit apartment building with associated external works, including 12 parking spaces and widening of the existing access.

For more detail - <https://planning.northdevon.gov.uk/Planning/Display/79401>

A rare opportunity to secure a well-positioned development site in one of North Devon's most sought-after coastal locations.



West Elevation



Sales. Auction. Letting. Land. Commercial. Professional. Residential.