

AN OUTSTANDING COASTAL DEVELOPMENT/ INVESTMENT OPPORTUNITY

CROYDE, NORTH DEVON

- Stunning beachfront location with private beach access
- 20 Existing Apartments / 38 parking spaces / c. 0.43 ha (1.067 acres)
- Planning permissions for extensions/remodelling/new apartments
- Further future development potential (s.t.p.)

FOR SALE BY PRIVATE TREATY

KLP
KITCHENER
LAND AND PLANNING

CROYDE

Croyde is set on the North Devon coast in a stunning location with a superb 800m long sandy beach and spectacular scenery. Arguably one of the Westcountry's finest coastal villages and sought after tourist destinations, it is steeped in old world charm and has long been a mecca for surfers, gaining international recognition as part of North Devon's world surfing reserve.

Croyde offers a wide range of local amenities including traditional stores and pubs, surf shops, restaurants and a variety of accommodation types. There are many outdoor activities to choose from locally (ref: www.croydedevon.co.uk). The village lies on the South West Coast Path near to Baggy Point which is owned by the National Trust and within an Area of Outstanding Beauty.

The main town for North Devon is Barnstaple, offering a comprehensive range of shopping and amenities, which is situated c.10 miles east of Croyde via Braunton on the A361.



CROYDE BAY - BEACHSIDE – EX33 1NZ

This is a truly unique opportunity to acquire a development/ investment opportunity in one of the finest beachfront locations in the Westcountry. 'Beachside', located off Beach Road in Croyde extends to just over an acre and comprises three existing blocks of existing apartments:

Freshwell – comprising of four existing apartments (2 x 1 bed, 2 x 3 bed) plus one additional self-contained 1 bedroom duplex apartment named 'Georgeham'. Planning has been approved under application ref. 74254 for remodelling to include extensions to allow for the two existing 1 bedroom ground floor apartments to be remodelled into 2 bedroom units, and beach facing balconies added to the upper floor apartments.

Sealawn – currently comprising of seven existing apartments (1 x 1 bed, 3 x 2 bed, 3 x 3 bed), with planning approval under application ref. 76030 for extensions/remodelling to allow for a total of eight apartments.

Seastocks – currently comprising of 8 apartments (5 x 2 bed, 3 x 3 bed) constructed in the 1990's. Five of the apartments have recently been refurbished to a high standard.

In addition to the three apartment blocks, there is an existing 'swimming pool' building, where planning permission has been granted for conversion into a new luxury holiday unit, a large car park with 38 parking spaces, and further detached buildings comprising a former managers office and staff facilities. In the Agents opinion, these buildings and other areas of the site provide further opportunities for future commercial/residential development (subject to all requisite consents). All of the existing apartments are holiday use designation, but importantly have no restrictions on length of occupancy allowed.



ILLUSTRATIVE LAYOUT

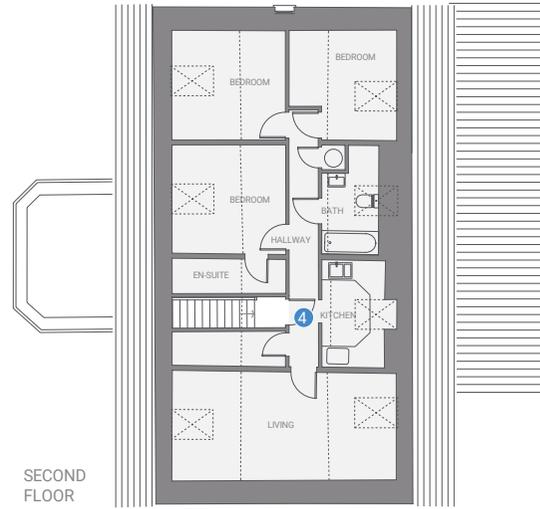
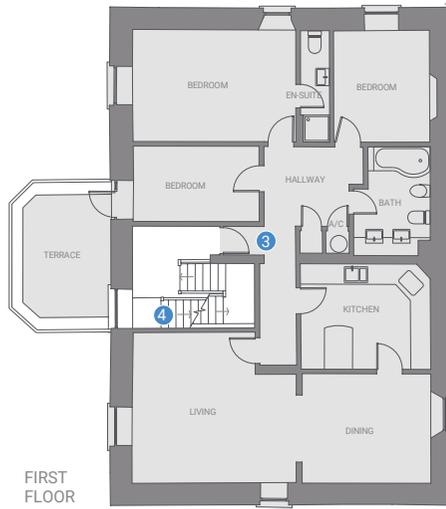
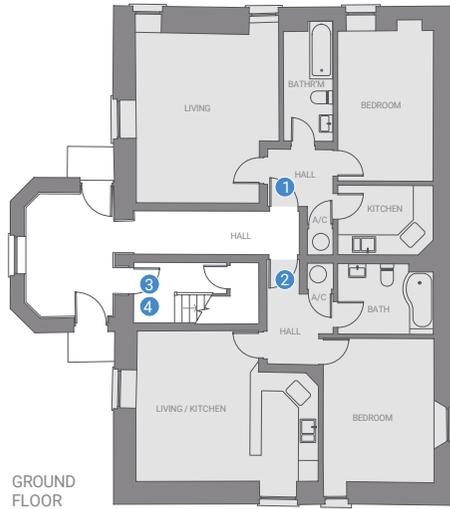


Scale Bar - 1:200
 0 1 2 3 4 5 6 7 8 9 10 M

Rev.	Date	Issue Notes
PLANNING		
<small>The Old Station, Avonby, Moulough, Stroud, Devon, EX30 5AP T: 01237 474208 www.fearnleylottarchitects.co.uk E: david@fearnleylottarchitects.co.uk</small>		
RIBA #		
Client: Mr M Saltmarsh		
Project Title: Renovation of swimming pool & replacement Holiday unit, Croyd Bay Holiday Park		
Drawing Title: Proposed Site Plan		
Drawing Scale: 1:200 @ A1	Date: 23/03/2023	Drawn By: MH
Drawing No: 18 128 23	Revision:	
<small>These drawings must not be copied or reproduced without the permission of Fearnley Lott Architects.</small>		

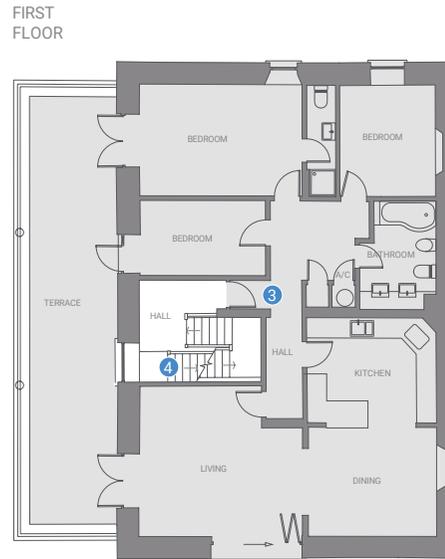
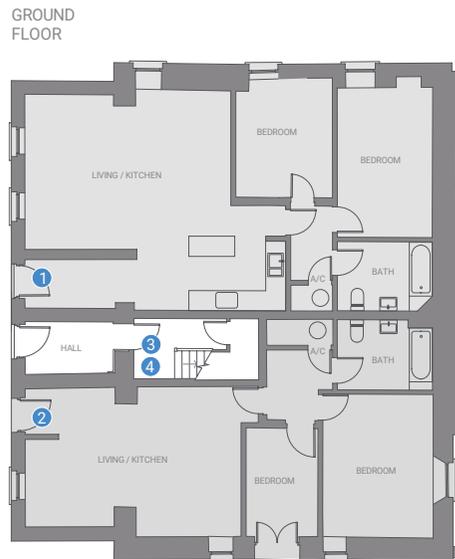


View of Freshwell apartments with beach beyond



Freshwell Apartments

- (1) KINGSLEY - 632 sq ft
- (2) PICKWELL - 527 sq ft
- (3) PORTLEDGE - 1,157 sq ft
- (4) PEPPERCOMBE - 888 sq ft



Freshwell Apartments WITH NEW PLANNING PERMISSION

- (1) KINGSLEY - 861 sq ft
- (2) PICKWELL - 673 sq ft
- (3) PORTLEDGE - 1,157 sq ft
- (4) PEPPERCOMBE - 888 sq ft



Seastocks Apartments

WITHYPOOL - 608 sq ft
 PIPPACOTT - 800 sq ft
 ARLINGTON - 706 sq ft

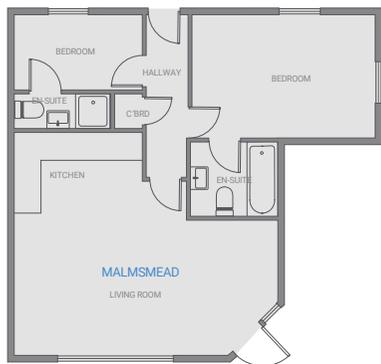
GROUND FLOOR



Seastocks Apartments

BUCKLAND - 608 sq ft
 ORLEIGH - 800 sq ft
 FERNWORTHY - 706 sq ft

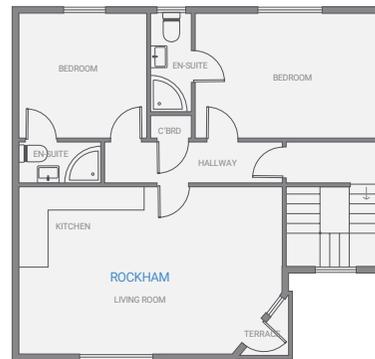
FIRST FLOOR



Seastocks Apartments

MALMSMEAD - 710 sq ft

GROUND FLOOR



Seastocks Apartments

ROCKHAM - 760 sq ft

FIRST FLOOR



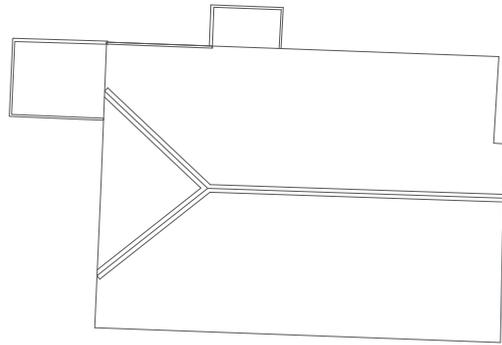
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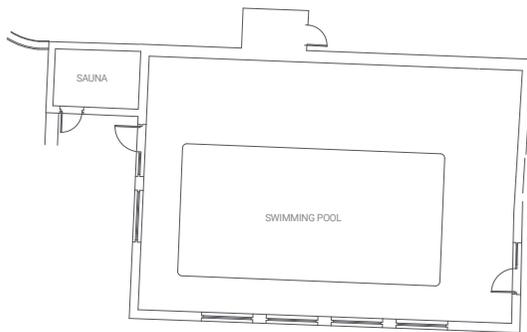
GROUND FLOOR

Sealawn Apartments

- (1) CLOVELLY – 646 sq ft
- (2) SHELLY – 872 sq ft
- (3) LAUNDRY ROOM
- (4) HARTLAND – 662 sq ft
- (5) SEALAWN – 686 sq ft
- (6) LUNDY – 653 sq ft
- (7) TRIMSTONE – 493 sq ft
- (8) WILLIAMSON – 568 sq ft



FIRST FLOOR



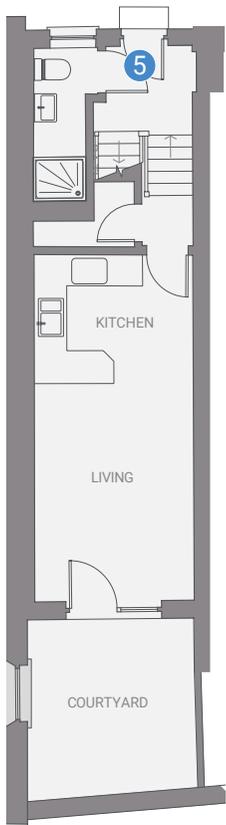
GROUND FLOOR



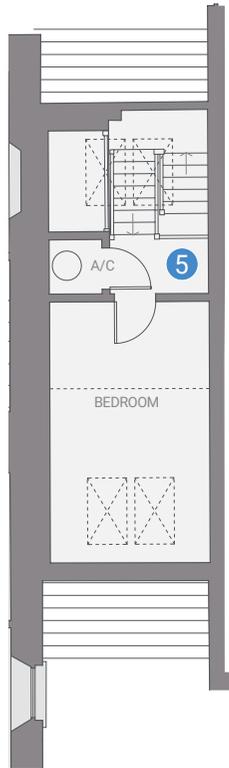
Sealawn Apartments
WITH NEW PLANNING
PERMISSION

- (1) 689 sq ft
- (2) 742 sq ft
- (3) 672 sq ft
- (4) 802 sq ft
- (5) 786 sq ft
- (6) 882 sq ft
- (7) 802 sq ft
- (8) 909 sq ft

Georgeham Apartment



GROUND FLOOR



FIRST FLOOR



Existing apartment interior



Existing apartment interior



View showing edge of Seastocks apartments with access track to beach



CGI image showing proposed Freshwell Apartments



CGI image showing the proposed Sealawn Apartments



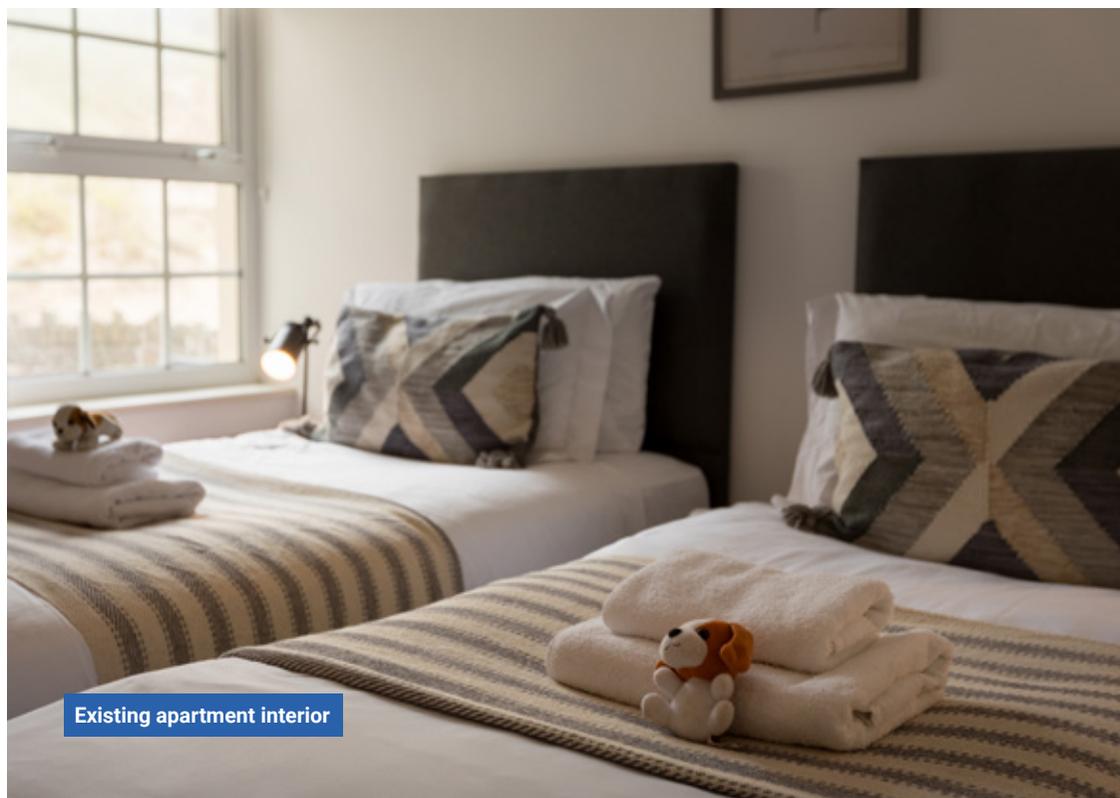
Aerial view of site



Existing apartment interior



Terrace



Existing apartment interior



Existing apartment interior



Existing apartment interior





PLANNING

Three planning applications have been submitted to North Devon Council and subsequently approved as set out below:

Ref. 74254 (Approved 17th December 2021) Freshwell Block - Approval for an extension at ground floor to turn the existing 1 bed apartments into 2 beds with new beach facing balconies at 1st and 2nd Floor levels.

Ref. 76030 (Approved 23rd February 2023) Sealawn Block - Approval for 8 units to replace the existing 7 unit scheme, to include revised balconies, patio doors and en-suite bathrooms throughout.

Ref. 77610 (Approved 4th January 2024) Redevelopment of Swimming Pool – Approval for renovation and extension of existing swimming pool building to 1 new holiday unit.

A comprehensive planning and technical pack is available from the Agents upon request.

METHOD OF SALE

Beachside, Croyde, comprising of Title no.'s DN252992, DN747523 and DN489986 is offered for sale by private treaty with offers invited in the region of £19,000,000.

Interested parties should note that the vendors may be willing to consider proposals for sale of part of the site, and also purchases involving joint venture agreements or similar. Please contact the sole Agents for further information.

VIEWING

Viewings of the site for qualified parties can be arranged through the Agents – strictly by appointment only. The site is located off Beach Road at postcode EX33 1NZ. What3words location: [///changing.every.starlight](#)

KLP

KITCHENER

LAND AND PLANNING

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