

gth



## LAND OFF ABBOTSHAM ROAD

Bideford ■ Devon ■ EX39 3QP



Aerial photograph (taken from the south-west)





# Land off Abbotsham Road

Bideford, Devon EX39 3QP

*Residential development site with outline planning permission for the erection of up to 215no. dwellings, together with associated infrastructure works.*



*The site extends, in total, to approximately 21.38-hectares (52.83-acres).*

For further information please contact: -

**Mark Chugg**

01823 219993

[mark.chugg@gth.net](mailto:mark.chugg@gth.net)

**Development Land & Planning Department**

Winchester House, Deane Gate Avenue, Taunton,

Somerset TA1 2UH

01823 334466



**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)

**George Williams**

01823 334466

[george.williams@gth.net](mailto:george.williams@gth.net)

**Philippa Savage**

01823 334466

[philippa.savage@gth.net](mailto:philippa.savage@gth.net)



## LOCATION

The town of Bideford is located within the administrative area of Torridge District Council (TDC). It has a population of approximately 19,782no. residents (2021 Census) and is in close proximity to the North Devon Coast.

Bideford has a range of ecclesiastical, educational, employment, cultural, leisure and shopping facilities and amenities. The town has seen exceptional growth and investment in recent years and is home to a number of major employers, including Affinity Devon Outlet Shopping, Bideford Community Hospital, Bideford College and The Big Sheep.

Tourism is also a significant contributor to the local economy and a catalyst for improvement. The town and immediate area attract day and staying visitors throughout the year. Much of the town centres historic urban fabric has been retained and consequently it has a distinct character featuring high quality local architecture, reflecting the vernacular and historic evolution of the town.

The surrounding North Devon and Torridge area is a popular holiday destination benefiting from a number of sandy beaches, dramatic coastline and beautiful areas of countryside, including Exmoor National Park. Bideford and Barnstaple are both located on the Tarka Trail cycle route.

Barnstaple is approximately 15.8-kilometres (9.8-miles) to the north-east, via the A39. It has an extensive range of shopping facilities, including many independent high street stores, cafes, pubs and restaurants, including a traditional pannier market.

## COMMUNICATIONS

**Road** - Bideford is located to the south-east of the A39, which provides access to Barnstaple and Minehead to the north and Bude and Wadebridge to the south. The A39 connects to the A361 (North Devon Link Road) in Barnstaple. Junction 27 of the M5 motorway is approximately 54.7-kilometres (34-miles) east from Barnstaple via A361.

**Bus** - There are regular bus services within the town, which run between Barnstaple, Ilfracombe and Exeter.

**Rail** - Barnstaple railway station is approximately 16.3-kilometres (10.1 -miles) to the north-east of the site. The Tarka Line runs from Barnstaple to Exeter St Davids and Exeter Central. Services are provided from Exeter St Davids to London Paddington and from Exeter Central to London Waterloo, respectively.

**Air** - Exeter Airport is approximately 90.4-kilometres (56.2-miles) to the south-east and Bristol Airport is approximately 153-kilometres (95-miles) to the north-east. Both provide scheduled and chartered flights to a range of national and international destinations.

Aerial photograph (taken from the south-west)



Aerial photograph (taken from the north-east)





## SITE

The site is situated on the western edge of the town between the existing development of Bideford and the A39. It is approximately 1.6-kilometres (1-mile) from/to the town centre.

The site comprises agricultural land and Badgershill Wood.

It is bound to the north by Northdown Road; to the east by Osborne Lane; to the south by Abbotsham Road and to the west by the A39.

The site extends, in total, to approximately 21.38-hectares (52.83-acres).

The site that is being offered for sale is shown outlined in red on the site plan overleaf. It is shown for identification purposes only and is not to be relied upon.

## OUTLINE PLANNING APPLICATION/REFUSAL

An outline planning application (application number: 1/0926/2020/OUTM) was submitted to TDC. The Council refused it on 9<sup>th</sup> February 2022.

The application was for the erection of up to 290no. dwellings, including affordable housing with public open space, landscaping and sustainable drainage system (SuDS) and two vehicular access points from Abbotsham Road. All matters were to be reserved, with the exception of access.

## PLANNING APPEAL/APPEAL ALLOWED

The Planning Inspectorate, on 17<sup>th</sup> October 2022, upheld the appeal and granted outline planning permission (OPP) (appeal reference: APP/W1145/W/22/3295530).

The application was for the erection of up to 290no. dwellings, including affordable housing with public open space, landscaping and sustainable drainage system (SuDS) and two vehicular access points from Abbotsham Road. All matters are reserved, with the exception of access.

However the appeal was allowed for the erection of up to 215no. dwellings rather than 290no. dwellings. The permission is subject to 35no. conditions and the Unilateral Undertaking.

Condition 6 of the appeal decision notice states that “no development shall take place in the area hatched green on the Retained Agricultural Use Plan Drawing No. 2020-013 501 Rev A.” The plan is contained within the information pack.

Aerial photograph (taken from the north)



Aerial photograph (taken from the west)





Aerial photograph (taken from the north-east)





Aerial photograph (taken from the south-east)





## PROPOSED RESIDENTIAL DEVELOPMENT SCHEME

The proposed residential development scheme (PRDS) comprises up to 215no. dwellings, together with associated infrastructure works. Of these dwellings, 77% will be open market and 23% will be affordable. Of the affordable dwellings, 75% are to be social rented and 25% are to be shared ownership.

It will be accessed via 2no. vehicular junctions from Abbotsham Road. There will be 6no. pedestrian/cycle access points with 1no. access point leading to Kenwith Valley cycle route.

The Development Framework Plan (drawing number: CSA/4846/111), is shown to the right.

## UNILATERAL UNDERTAKING

In the information pack, there is the Unilateral Undertaking with associated obligations, payments and delivery timings. Please note paragraph 87 of the appeal decision removes some obligations within the Unilateral Undertaking, i.e. the build recreation and the early years contributions.

## COMMUNITY INFRASTRUCTURE LEVY

There is currently no Community Infrastructure Levy (CIL) in place in TDC; therefore, there will be no CIL payments.

## DUE DILIGENCE

The Seller has commissioned, following grant of OPP, a Phase 2 Intrusive Site Investigation (ISI); 3D Earthwork Modelling and Archaeology Scoping Written Scheme of Investigation (WSI) with contractors quotes. The Surveys and Notes are contained within the information pack.

## LOCAL AUTHORITY

Torridge District Council  
Riverbank House  
Bideford  
Torridge  
EX39 2QG

T: (01237) 428700  
E: [planning.policy@torridge.gov.uk](mailto:planning.policy@torridge.gov.uk)  
W: [www.torridge.gov.uk](http://www.torridge.gov.uk)

## TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry under title number: DN579736.

The seller and land promoter entered into a Promotion Agreement dated 9<sup>th</sup> December 2016. This was to procure outline planning permission for residential development on the site and to subsequently dispose of it.

## Development Framework Plan







## METHOD OF SALE

We are offering the freehold for sale by informal tender, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

## GUIDE PRICE

Price on application.

Offers are invited on an unconditional basis.

## OVERAGE

The seller's preference is for an overage provision to be contained within the sale contract, particularly in relation to the land hatched green as the Retained Agricultural Use Plan referred to earlier in this brochure. The details of the overage provision are subject to further discussion.

## BIO-DIVERSITY NET GAIN

Paragraph 48 of the appeal decision notice states that the scheme will deliver 31.19% bio-diversity net gain (BNG). This exceeds the Council's requirements by 21.19%. Our client reserves the right to sell the excess BNG offsetting to third parties or alternatively the buyer of the site will need to allow for additional payment for this within the price offered for the site.

## PROFESSIONAL FEES

Please note that the buyer of the site will be required to pay Greenslade Taylor Hunt's agency fee of 1.5% of the purchase price plus VAT. This is in addition to the purchase price.

## VALUE ADDED TAX

The seller will be opting to tax; therefore, VAT will be payable in addition to the purchase price.

All interested parties should make their own enquiries with HMRC.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

## RANSOM STRIP

The Seller will retain a 30-centimetre wide Ransom Strip (RS) between points A and B, as shown on the site plan contained within the information pack.

## SERVICES

All mains services are available on the site or nearby. All interested parties should make their own enquiries of the Statutory Utility Providers.

## ADDITIONAL INFORMATION

The information pack and video flythrough are available, via the links, set out below:-

<https://www.dropbox.com/sh/d09dskjk41zwwhp/AADyFD91KJbP2wreX11lmoAua?dl=0>

<https://www.youtube.com/watch?v=0vm3neljds4>

## VIEWINGS

All viewings are strictly by appointment.

## HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

## DIRECTIONS

Sat Nav: **EX39 3QP**

what3words: **shell.turkey.food**

From Bideford Bridge heading west turn right at the roundabout. Follow the road for approximately 100-metres (109-yards) and turn left onto the High Street. Follow the High Street for ½ mile and turn right onto Abbotsham Road.

Follow this road for approximately 1.6-kilometres (1-mile) until you reach the edge of Bideford. The site will be identified with a Greenslade Taylor Hunt signboard on the right side of the road.

## PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: [claire.alershankey@gth.net](mailto:claire.alershankey@gth.net).

Our Planning Service brochure is available, via the link, as set out below:-

[GTH Planning Services](#)

## NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the properties. The department's telephone number is: (01823) 219950 and its email address is: [sarah.hall@gth.net](mailto:sarah.hall@gth.net).

Our New Homes Service brochure is available, via the link, as set out below:- [New Homes with GTH](#)



**BLOCK MANAGEMENT**

Our Block Management department will be delighted to provide prospective buyers with advice on the on-going management of the properties. The departments telephone number is (01823) 348899 and its email address is: [chris.holt@gth.net](mailto:chris.holt@gth.net)

Our Property Management Service brochure is available, via the link, as set out below:-

[Property Management](#)

**IMPORTANT NOTICE**

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.  
  
They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

**Photographs taken November 2022**

**Sales brochure prepared February 2023**



**Aerial photograph (taken from the south-west)**





## Site plan



**Note:-** Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



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**GREENSLADE TAYLOR HUNT**  
[www.gth.net](http://www.gth.net)



Your Ref:  
Our Ref: MCC/MJC  
Date: 21<sup>st</sup> February 2023

Development Land & Planning Department  
Winchester House  
Deane Gate Avenue  
Taunton  
Somerset  
TA1 2UH  
Tel: 01823 334466

Dear Sir or Madam

**RESIDENTIAL DEVELOPMENT SITE  
LAND OFF ABBOTSHAM ROAD, BIDEFORD, DEVON EX39 3QP**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mrs J L Turner and Gladman Developments Limited (our clients). It is instructed to market and sell the site, as described above.

Please find enclosed for your attention the sales brochure for the site.

**Site**

The site is situated on the western edge of the town between the existing development of Bideford and the A39. It is approximately 1.6-kilometres (1-mile) from/to the town centre.

The site comprises agricultural land and Badgershill Wood.

It is bound to the north by Northdown Road; to the east by Osborne Lane; to the south by Abbotsham Road and to the west by the A39.

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**Outline Planning Application/Refusal**

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The application was for the erection of up to 290no. dwellings, including affordable housing with public open space, landscaping and sustainable drainage system (SuDS) and two vehicular access points from Abbotsham Road. All matters were to be reserved, with the exception of access.



## **Planning Appeal/Appeal Allowed**

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## **Proposed Residential Development Scheme**

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The Development Framework Plan (drawing number: CSA/4846/111), is within the sales brochure and the information pack.

## **Unilateral Undertaking**

In the information pack, there is the Unilateral Undertaking with associated obligations, payments and delivery timings. Please note paragraph 87 of the appeal decision removes some obligations within the Unilateral Undertaking, i.e. the build recreation and the early years contributions.

## **Community Infrastructure Levy**

There is currently no Community Infrastructure Levy (CIL) in place in TDC; therefore, there will be no CIL payments.

## **Due Diligence**

The Seller has commissioned, following grant of OPP, a Phase 2 Intrusive Site Investigation (ISI); 3D Earthwork Modelling and Archaeology Scoping Written Scheme of Investigation (WSI) with contractors quotes. The Surveys and Notes are contained within the information pack.



## Method of Sale

We are offering the freehold for sale by informal tender, with vacant possession on completion.

## Guide Price

Price on application.

Offers are invited on an unconditional basis.

## Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 31<sup>st</sup> March 2023.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Land off Abbotsham Road, Bideford, Devon EX39 3QP**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: [mark.chugg@gth.net](mailto:mark.chugg@gth.net).

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

## Additional Information

The information pack and video flythrough is available, via the link, set out below:-

<https://www.dropbox.com/sh/d09dskjk41zwwhp/AADyFD91KJbP2wreX11lmoAua?dl=0>

<https://www.youtube.com/watch?v=0vm3neLjds4>

## Viewings

All viewings are strictly by appointment.

## Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: [mark.chugg@gth.net](mailto:mark.chugg@gth.net) or [george.williams@gth.net](mailto:george.williams@gth.net) or [philippa.savage@gth.net](mailto:philippa.savage@gth.net).



We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A. Taylor', with a long horizontal stroke at the end.

**Greenslade Taylor Hunt**

Enc Sales brochure