STAGS



RES Development site in Fairy Cross

RES Development site in Fairy Cross, Fairy Cross, Bideford, Devon, EX39 5DD



1429 3D VISUALISATION 05



1429 3D VISUALISATION 08



1429 3D VISUALISATION 02

Abbotsham/Coast 2 miles, Bideford 4 miles, Westward Ho! Beach 4 miles, Barnstaple 12.8 miles

A superb development site with full planning permission for 3 detached dwellings in a semi-rural position with excellent access to the North Devon Link Road

- Full planning permission granted for the erection of three detached properties
- Planning reference 1/0823/2024/REM on Torridge District Council website
- Building plot is set within the idyllic North Devon hamlet of Fairy Cross
- Easy access to the North Devon Link Road
- Vendors have received quotes for connecting to mains electrics
- Mains drainage and water main is located in the road providing access to the site
- Please contact our office for potential re-sale values of the properties when finished

Guide Price £295,000

DESCRIPTION

Set within the peaceful and picturesque hamlet of Fairy Cross, this superb development site offers a rare opportunity to acquire a building plot with full planning permission granted for the erection of three detached dwellings. The site enjoys a semi-rural position with excellent access to the North Devon Link Road, offering convenient connections to Bideford, Barnstaple and beyond.

Planning permission (reference: 1/0823/2024/REM) has been approved via Torridge District Council, and the proposed development comprises a thoughtfully arranged mix of properties, each with private garages and appealing individual designs:

• Plot 1: A spacious four-bedroom detached house with a garage, extending to approximately 1,507 sq ft.
• Plot 2: A well-proportioned three-bedroom detached chalet bungalow with garage, extending to approximately 1,330 sq ft.
• Plot 3: A charming three-bedroom dormer bungalow with garage, extending to approximately 1,314 sq ft.

This is a superb prospect for small-scale developers or self-builders seeking a project in a tranquil yet accessible location. Re-sale values are available upon request—please contact our office for further details.

N.B: There is currently a section 106 in place on the plots, which the vendors will pay to be lifted upon completion of sale.

SITUATION

Fairy Cross is located approximately 4 miles away from the port and market town of Bideford and the safe and sandy beach at Westward Ho!. Just under 2 miles away is the rugged North Devon coastline, affording fantastic walks. The popular village of Abbotsham is approximately 2 miles away and benefits from a church, local thatched village inn and a renowned primary school. There is also access via Greencliff to the South West Coast Path, which offers excellent walks with stunning vistas of the rugged North Devon coastline. The retail park, Affinity, is just a short 2 mile drive away and has an excellent range of well-known branded shops and factory outlets with supermarkets adjacent. Bideford town centre sits on the banks of the River Torridge offering a range of amenities including various shops, banks, butchers, bakeries, places of worship, pubs and restaurants, schooling for all ages (public and private) and supermarkets.

PROPERTY INFORMATION

The vendors have received quotes for connection to mains electricity, and mains water and drainage are conveniently located within the adjoining road, facilitating future development works.

what3words ///kindness.brighter.giraffes

Deborah Somerville Chartered Architect



1429 3D VISUALISATION 01

COPYRIGHT RESERVED ©2024

Deborah Somerville Chartered Architect



1429 3D VISUALISATION 03

COPYRIGHT RESERVED ©2024

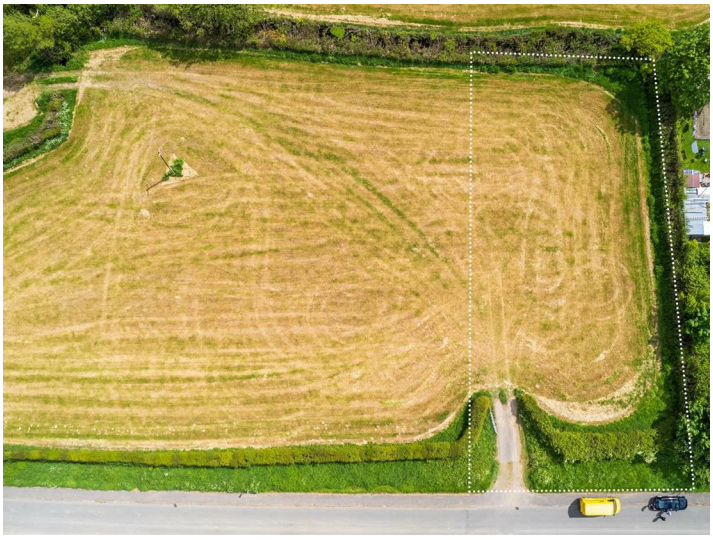
Deborah Somerville Chartered Architect

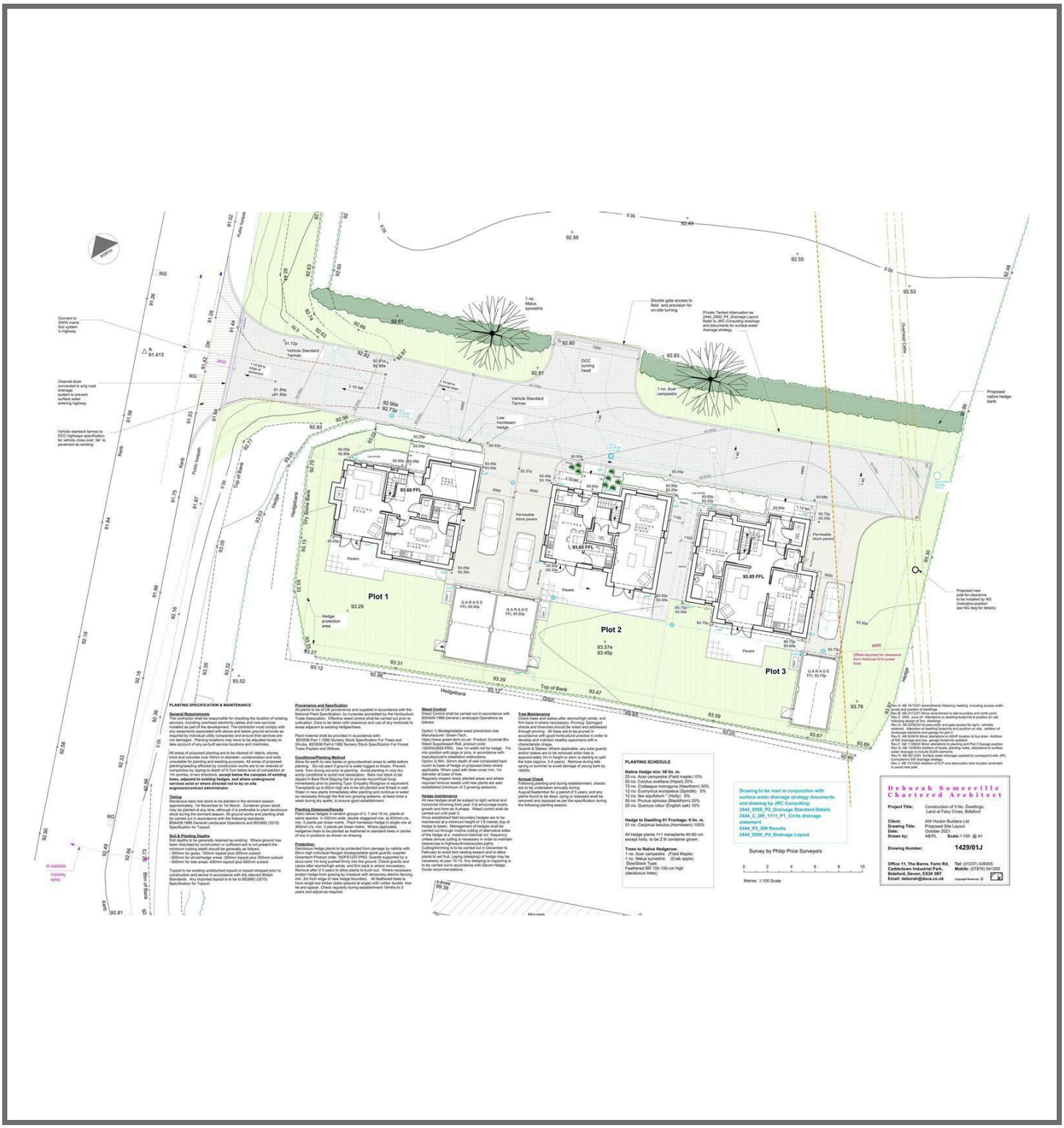


1429 3D VISUALISATION 10

COPYRIGHT RESERVED ©2024







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk