

SINGLE BUILDING PLOT

TADWORTHY ROAD, NORTHAM, EX39 1JP



Detailed Planning Application Pending (Ref.1/0331/2025/FUL)

Far reaching coastal views to the north

Offers in the Region of £200,000

Approx. 1st Floor view from Plot looking North towards Baggy Point & Lundy



THE PLOT – EX39 1JP

An opportunity to acquire a building plot in this sought-after North Devon coastal location off Tadworthy Road and benefitting from far-reaching views across Northam Burrows to Baggy Point beyond to the north and Lundy Island to the north west.

A full detailed planning application (Ref. 1/0331/2025/FUL) was submitted by the architects and validated by Torridge District Council on 10th September 2025 and is pending a decision. The application seeks permission to demolish the existing double garage and build a detached 4 bedroomed two-storey house with an attached single garage with associated parking and garden, together with a new replacement double garage for the existing house.

The proposed detached dwelling has a gross internal floor area of approximately 156.22sqm (1,682sqft) and there is an attached single garage and driveway with 2 further parking spaces. Please note that the Purchaser will be responsible for the construction of the new pavement across the frontage of the plot and new garage area of Woodbine Cottage.

NORTHAM

Northam is a large village, lying approximately just 1 mile to the north of Bideford and approximately a mile to the east of the beach at Westward Ho!. A little over a mile away to the north along the River Torridge is a small town called Appledore with its famous shipyard and the town of Barnstaple is only circa 9 miles to the east along the A39. Northam is well located for access to this beautiful stretch of North Devon coastal area.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

METHOD OF SALE

Offers are invited in the region of £200,000 for this freehold plot, subject to the planning permission being granted.

SERVICES

We understand that mains foul & surface water drainage is to the rear of the plot through the garden of Woodbine Cottage and into the development site to the rear. An easement will be provided for connection to the drains. Mains water, gas & electricity are in Tadworthy Road along the frontage of the plot, however, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection and capacity of mains services.

PLANNING

A detailed planning application (Ref.1/0331/2025/FUL) was submitted to Torridge District Council and validated on 10th September 2025 for the erection of a new detached dwelling with garage and associated parking and additional replacement double garage for the existing dwelling at Woodbine Cottage, Tadworthy Road, Northam, EX39 1JP. Copies of the plans and planning documents are available.

AGENTS NOTE

Please note that the new house will be constructed in accordance with the approved plans in the planning permission Ref.1/0331/2025/FUL. Any amendments to the proposed dwelling will have to be approved by the Vendors. A time period of 5 years for the new dwelling to be finished and signed off by the Council will be another condition of the sale.

The Vendors have commenced construction of the plot to the rear of this plot (plans in planning & technical pack), although, this plot may also be available by negotiation.

CONTACT – REF: 1087/PT/R1



Newcourt Barton, Clyst Road
Topsham, Exeter, EX3 0DB
Email: philip@klp.land
Tel. 01392 879300

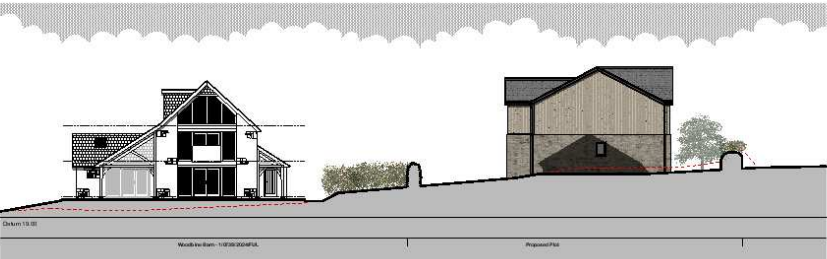
Proposed Layout & Location Plan (not to scale)



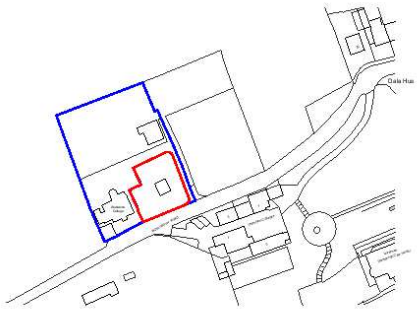
Proposed Site Plan @ 1:200



Street Scene 01 @ 1:200



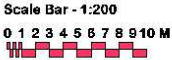
Site Section 02 @ 1:200



Location Plan @ 1:1250

KEY:

EXISTING LEVELS	PROPOSED LEVELS
PROPOSED DRIVEWAY	EXISTING HARD LANDSCAPING
PARKING BAY	GRASSED GARDEN AREA
PROPOSED BANKING	PATHS
EXISTING BUILDING	PROPOSED FENCE

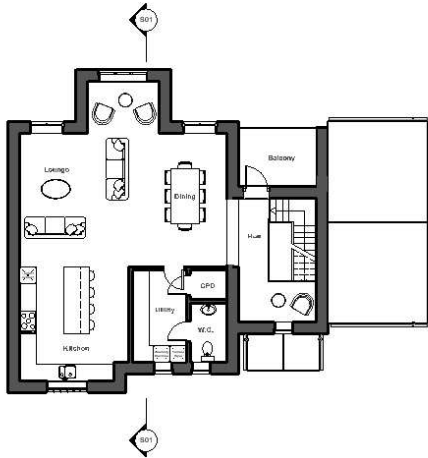


G	14/09/2025	house type and access edited due to planner and client comments
F	25/06/2025	edited due to client comments
E	12/06/2025	edited due to planning officer comments
Rev.	Date	Issue Notes
Drawing Status		
PLANNING		
fearnleylott ARCHITECTS		
Unit 1, Innovation Court, Crowley Road Industrial Estate, Buxford, Devon, EX39 3SD T 01237 476386 www.fearnleylottarchitects.co.uk E mail - studio@fearnleylottarchitects.co.uk		
RIBA		
Client: Mr and Mrs Williamson		
Project Title: New Dwelling at Woodbine Cottage, Tadworthy Road, Westward Ho!		
Drawing Title: Proposed Site, Location Plan and Street Scene's		
Drawing Scale: 1:200 & 1:1250 @ A1	Date: December 2024	Drawn By: CK
Drawing No: 21 284 - 01		Revised By: G
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New Dwelling Adjacent to Woodbine Cottage - Floor Plans, Elevations and Section

Gross Internal Floor Area 166.22m2 (excl. garage)

Proposed House Plans (not to scale)



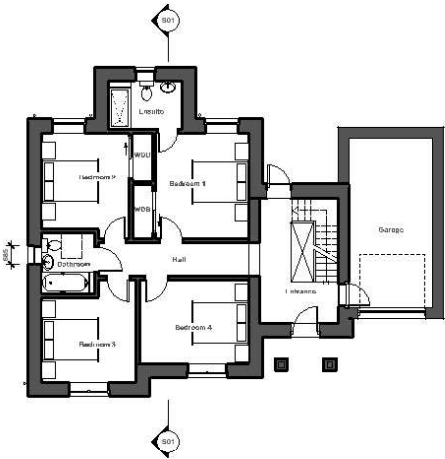
First Floor Plan @ 1:100



South East Elevation @ 1:100



North East Elevation @ 1:100



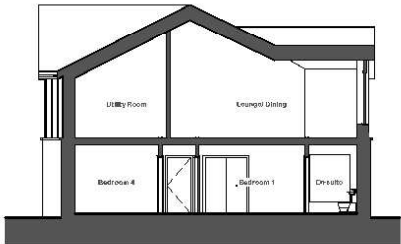
Ground Floor Plan @ 1:100



North West Elevation @ 1:100



South West Elevation @ 1:100



Section 01 @ 1:100

MATERIALS

WALLS:

- VERTICAL TIMBER CLADDING
- NATURAL STONE

ROOF: SLATE

WINDOWS: ALUMINIUM IN MID GREY

DOORS: TIMBER

RAINWATER GOODS: PVCu IN MID GREY

D	09/09/2025	Elevation labels amended
C	14/08/2025	porch and gate edited due to planning officer comments
B	25/05/2025	edited due to planning officer comments
A	01/04/2025	bat and bird box's added

Rev.	Date	Issue Notes
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PLANNING

fearnleylott
ARCHITECTS

Unit 1, Innovation Court, Cleveley Road Industrial Estate,
Bleford, Devon, EX39 3GD
T 01237 476388 www.fearnleylottarchitects.co.uk
Email: studio@fearnleylottarchitects.co.uk

RIBA

Client: Mr and Mrs Williamson

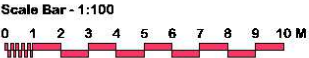
Project Title: New Dwelling at Woodbine Cottage,
Tadworthy Road, Westward Ho!

Drawing: Proposed Plans, Elevations & Section

Drawing Scale: 1:100 @ A1	Date: December 2024	Drawn By: CK
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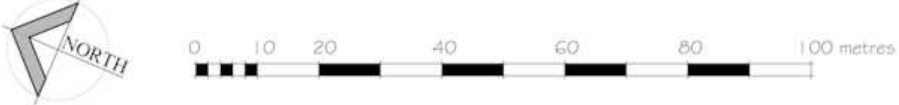
Drawing No: 21 284 - 02	Revision: D
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Aerial view of the Plot from the North (approx. plot boundary highlighted)



Adjoining Development Site Plan (not to scale)





PLOT

Aerial view of the approx. plot area from the south towards Northam Burrows & Baggy Point