

SUPERB INDIVIDUAL BUILDING PLOT

BIDEFORD, NORTH DEVON, EX39 4QD



- Detailed planning approval for 'Grand Designs' bespoke dwelling
 - Gardens and grounds of c. 1.86 acres
 - Elevated position above River Torridge with countryside views
- OFFERS IN THE REGION OF £325,000**



PLOT AT TIMBURN, BIDEFORD – EX39 4QD

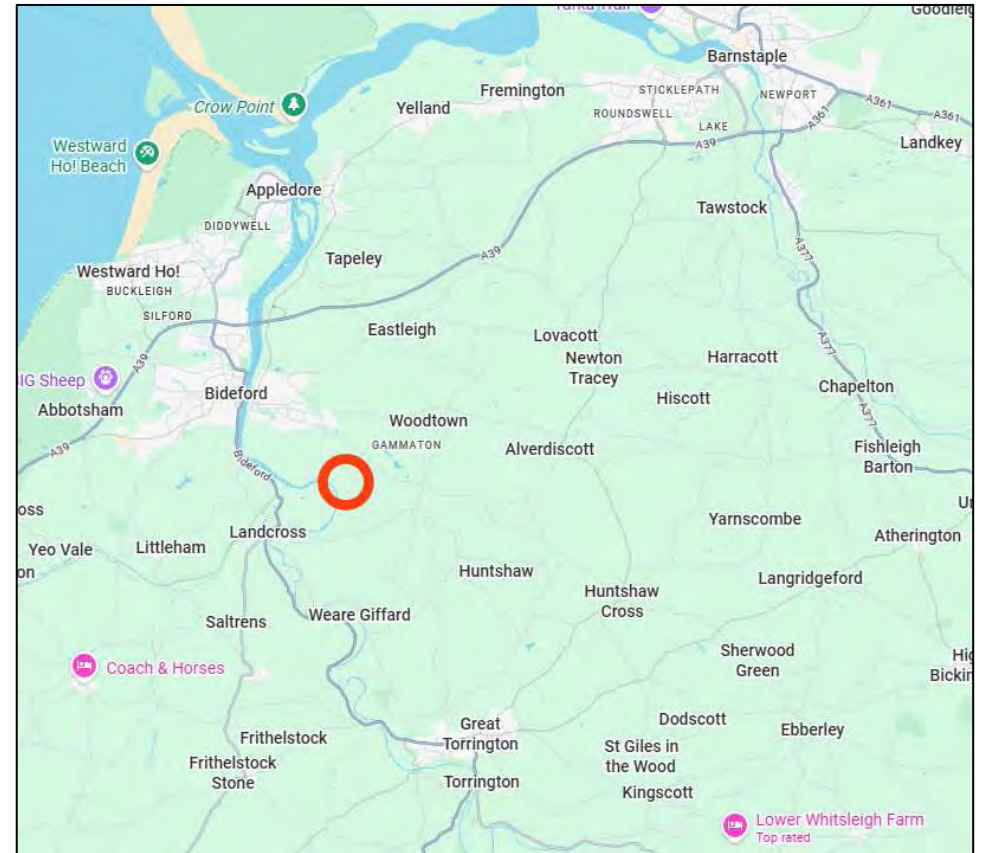
Kitchener Land and Planning are delighted to offer for sale this superb development opportunity with detailed planning approval for a new bespoke 5 bedroom house set in c. 1.86 acres. The impressive design provides for a 'statement' property, extending to c. 466.2sqm (5018sqft) and with accommodation to include a home cinema and gym. The new dwelling is proposed as a whole life carbon zero property, which allows for the development to be carbon negative after c. 23 years through careful design, materials and biodiversity enhancements on the site to include tree planting.

The carefully considered design draws from the surrounding landscape and will offer the new owners spacious accommodation including five en-suite bedrooms, large contemporary kitchen/dining/living space and separate living room. The accommodation is designed to seamlessly interlink with the external areas and allows many of the rooms to benefit from far reaching views of the Torridge Valley.

The plot also benefits from works undertaken in preparation for the build, to include the widening of the entrance, forming up of the driveway to the house location, laying a duct below the drive to carry the water supply pipe from the dwelling to the proposed borehole location and stripping of topsoil from the site on the buildings footprint. A storage shed has also been built for the future storage of materials on the site during construction.

BIDEFORD

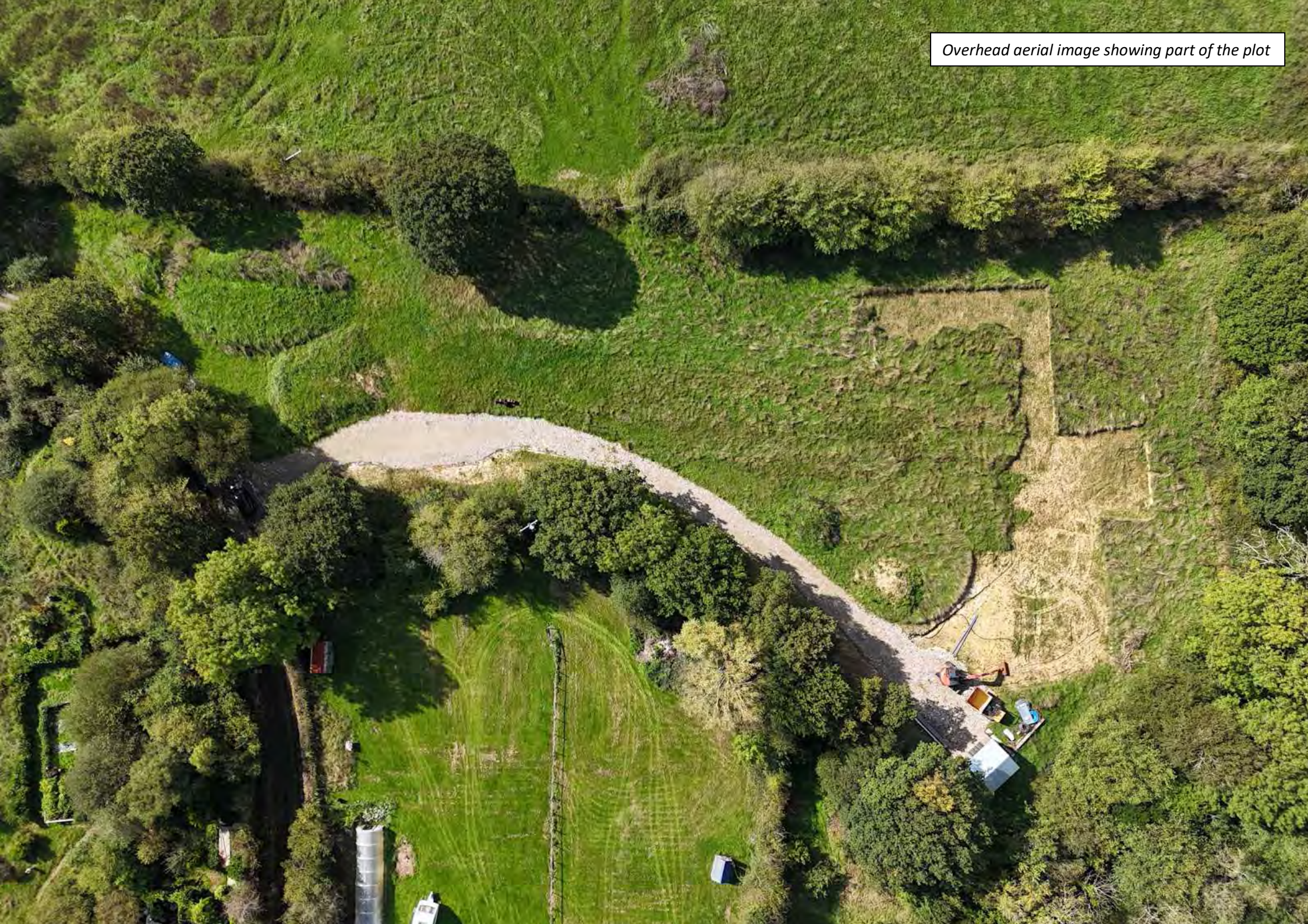
The plot is located in a quiet rural setting in the heart of the North Devon countryside and yet is positioned to allow easy access to Bideford, which is just c. 2 miles away. Other nearby coastal villages and beaches are available at Instow (c. 4.5 miles), Appledore (6 miles) and



Westward Ho! (c. 5.5 miles). The historic port town of Bideford, situated on the banks of the River Torridge, offers an excellent range of everyday amenities, including banks, supermarkets, independent shops, cafés, restaurants and schooling for all ages, including the well-regarded independent Kingsley School. The nearby South West Coast Path provides miles of breath-taking coastal walks with panoramic sea views. The area is readily accessible via Junction 27 of the M5 motorway, the A361 North Devon Link Road and the A39 Atlantic Highway.

Barnstaple railway station provides regular services to Exeter, from where frequent direct trains reach London Paddington in just over two

Overhead aerial image showing part of the plot



hours. Alternatively, Tiverton Parkway, approximately 40 miles away, offers direct mainline services to London Paddington and the wider national rail network.

METHOD OF SALE

The plot is for sale by private treaty with offers invited in the region of £325,000.

The Agents are advised that VAT will not be charged on the sale.

AERIAL VIDEO

An aerial video showing the plot and surrounding countryside is available to view through the agents website (www.klp.land) or via the link/QR code below:

(to be added prior to marketing launch)

PLANNING & TECHNICAL INFORMATION

Detailed planning approval was granted by Torridge District Council on 2nd July 2025 under planning reference 1/0337/2025/FUL for the construction of a new detached dwelling and associated landscaping.

Interested parties will note that this permission was approved under Paragraph 84(e) of the National Planning Policy Framework (NPPF) allowing for the construction of a new residential dwelling in 'open countryside' and where development would otherwise be refused.

Such consents are extremely rare, and are only allowed in circumstances where the local planning authority believe the proposed dwelling to be of exceptional architectural merit, and will provide sufficient sustainability and minimise environmental impact.

A planning and technical information pack is available upon request from the agents.

UTILITIES

KLP are advised that the new property will be served via a private borehole water supply, for which a survey has already confirmed a suitable location and a quote for installation is available as part of the planning and technical pack. A new private drainage (treatment plant) will be installed as part of the build and mains electricity is understood to be available for connection close by. Interested parties are invited however to make and rely upon their own enquiries of relevant services/utilities providers prior to making any offer.

VIEWING

In the first instance please contact the agents on 01392 879300.



Newcourt Barton,
Clyst Road,
Topsham, Exeter, EX3 0DB
Attn: Alex Munday
Email: alex@klp.land

Tel: 01392 879300 / 07947 561773

REF: 1171/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



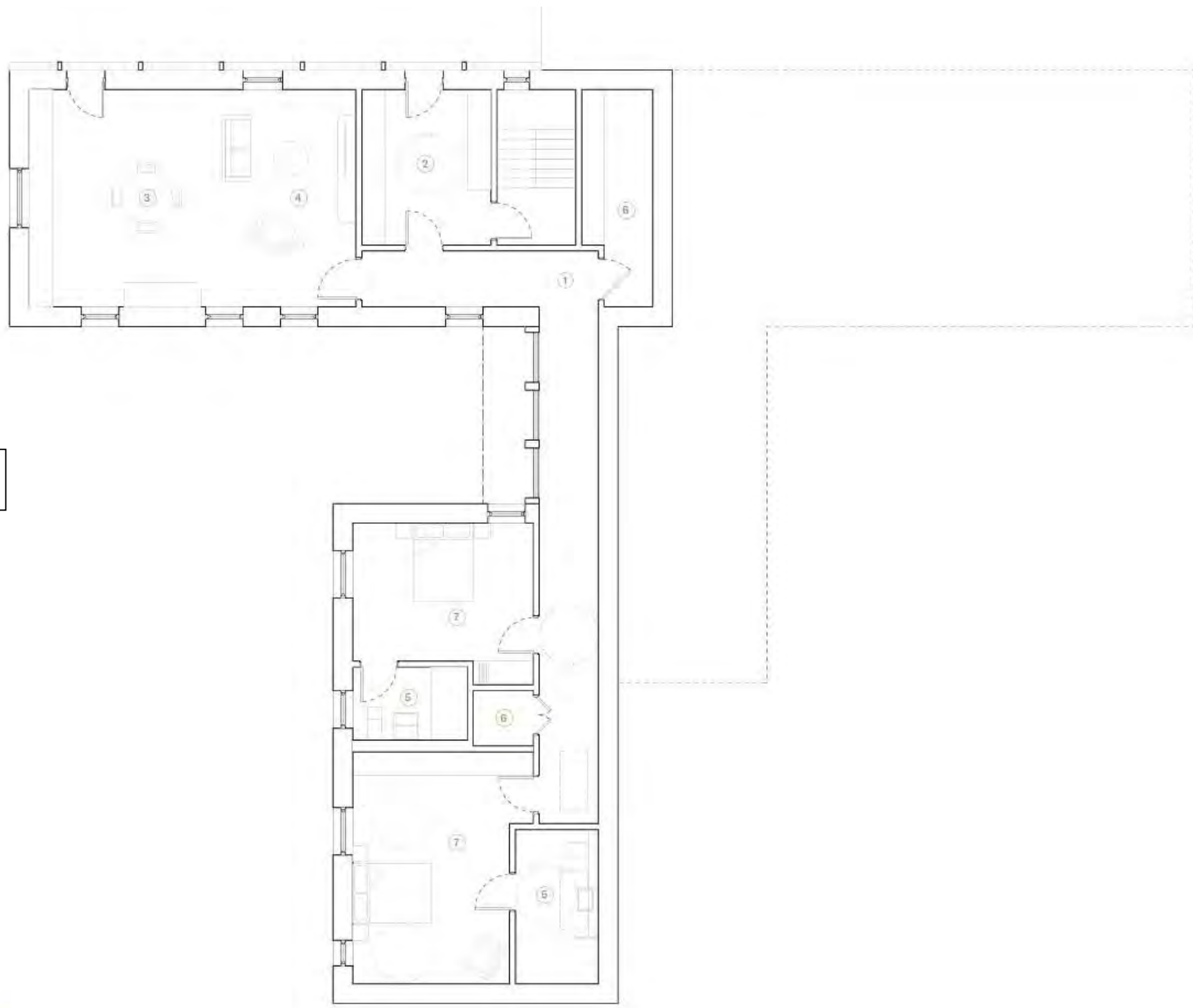
Location Plan – not to scale



*Proposed Block Plan and
Rendered Landscape Plan –
not to scale*

Plan Key

- ① Hallway
- ② Utility/ Boot Room
- ③ Dining
- ④ Kitchen
- ⑤ Ensuite
- ⑥ Storage
- ⑦ Bedroom



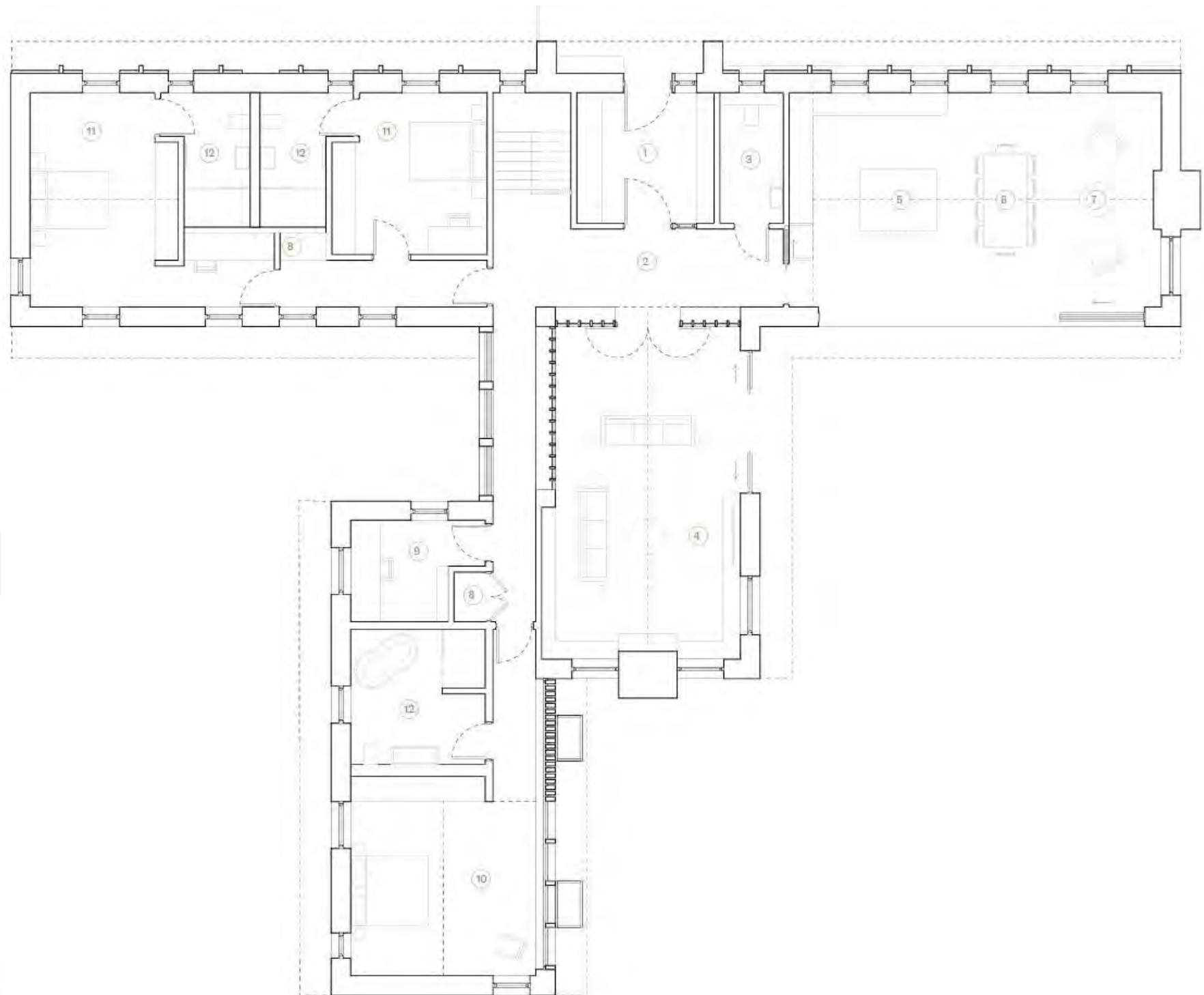
*Proposed Lower Ground
Floor Plan – not to scale*



Plan Key

- 1 Entrance
- 2 Hallway
- 3 WC
- 4 Lounge
- 5 Kitchen
- 6 Dining
- 7 Living
- 8 Storage
- 9 Study
- 10 Master Bedroom
- 11 Bedroom
- 12 Ensuite

*Proposed Ground Floor
Plan – not to scale*





CGI images showing the proposed new dwelling



Aerial image over the plot with approximate boundary outlined