

# RESIDENTIAL REDEVELOPMENT OPPORTUNITY

## FORMER TANTONS HOTEL, BIDEFORD, EX39 2HR



- Detailed Planning Permission & Listed Building Consent
- Conversion of part of former hotel into 3 townhouses & 5 apartments
- FOR SALE BY AUCTION 12<sup>th</sup> SEPTEMBER 2019 (unless sold prior)
- LOT 130 - GUIDE PRICE £85,000 to £115,000 + FEES

*View of the property (cream coloured)*

**Clive Emson**   
LAND AND PROPERTY AUCTIONEERS

**KLP**  
KITCHENER  
LAND AND PLANNING

## THE PROPERTY

An opportunity to acquire part of a historic building overlooking the Torridge estuary with the benefit of detailed planning permission and listed building consent for conversion into 8 dwellings. The proposed plans are for conversion of the southern part of the building into 3 townhouses and conversion of the “middle block” into 5 flats.

The building used to be part of the Tantons Hotel and the northern block of the hotel has already been converted into flats with commercial premises on the ground floor. It is centrally located within this historic port town near the old “Long Bridge”, with views across the estuary to the east and within easy reach of the town’s many amenities.

## BIDEFORD

Bideford is a port town on the estuary of the River Torridge in North Devon. The River is spanned at Bideford by the 13th century Long Bridge, although a new bridge now bypasses the town linking the A39 Atlantic Highway from North Cornwall with Barnstaple and the North Devon Link road to the M5 motorway. In the 16th century Bideford was Britain's third largest port. It was rumoured that Sir Walter Raleigh landed the first shipment of tobacco there. Although this is a myth, in honour of Raleigh, several roads and a hill have been named after him in Bideford. Today the narrow town centre streets lead down to a tree-lined quay, which bustles with fishing vessels, cargo and pleasure boats. Clay is the principal export loaded onto boats at Bideford. The quay was refurbished, with completion in 2006, to provide flood defence and to incorporate large fountains and modern public toilets.

Bideford is served by the Atlantic Highway and A386 roads which link it to Barnstaple and the North Cornwall coast. A ferry operates between Bideford quay and Lundy Island, which lies about 22 miles away in the Bristol Channel.

## VIEWING – BY APPOINTMENT ONLY

By appointment with the joint sole agents, Clive Emson Auctioneers on 01392 366555.

## SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers for the redevelopment of the property.

## METHOD OF SALE

The freehold property is being offered for sale by Auction with our joint sole agents, Clive Emson Auctioneers, on 12<sup>th</sup> September 2019 (unless sold prior) at the St Mellion International Resort, Saltash, PL12 6SD.

For all offers and a copy of the full auction catalogue and the legal pack for the property please contact Clive Emson Auctioneers on 01392 366555 or visit their website through the link below:

<https://www.cliveemson.co.uk/properties/212/130/>

## PLANNING

This part of the former Tantons Hotel has also been split into two with regard to planning applications, with the northern section being termed “the middle block”.

The middle block has had planning permission granted by Torridge District Council for demolition and erection of 5 flats (Ref. 1/1360/2014/FUL) and Listed Building Consent (Ref. 1/0136/2015/LBC). It has also had planning permission and Listed Building Consent granted subsequently for change of use and conversion to 5 flats (Ref. 1/0958/2016/FUL & 1/0959/2016/LBC).

The southern part of this building has been granted planning permission and Listed Building consent (Ref. 1/0556/2016/FUL & 1/0557/2016/LBC) for change of use and conversion to 3 dwelling houses and alterations and refurbishment.

Copies of the plans and planning permission are held on file by the agents or can be viewed on Torridge District Council’s website.

## IMPORTANT

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

## PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at [cliveemson.co.uk](http://cliveemson.co.uk), or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

## ADDITIONAL FEES

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors.

For more information on fees please go to [www.cliveemson.co.uk/buyers-fees/](http://www.cliveemson.co.uk/buyers-fees/)

## CONTACT



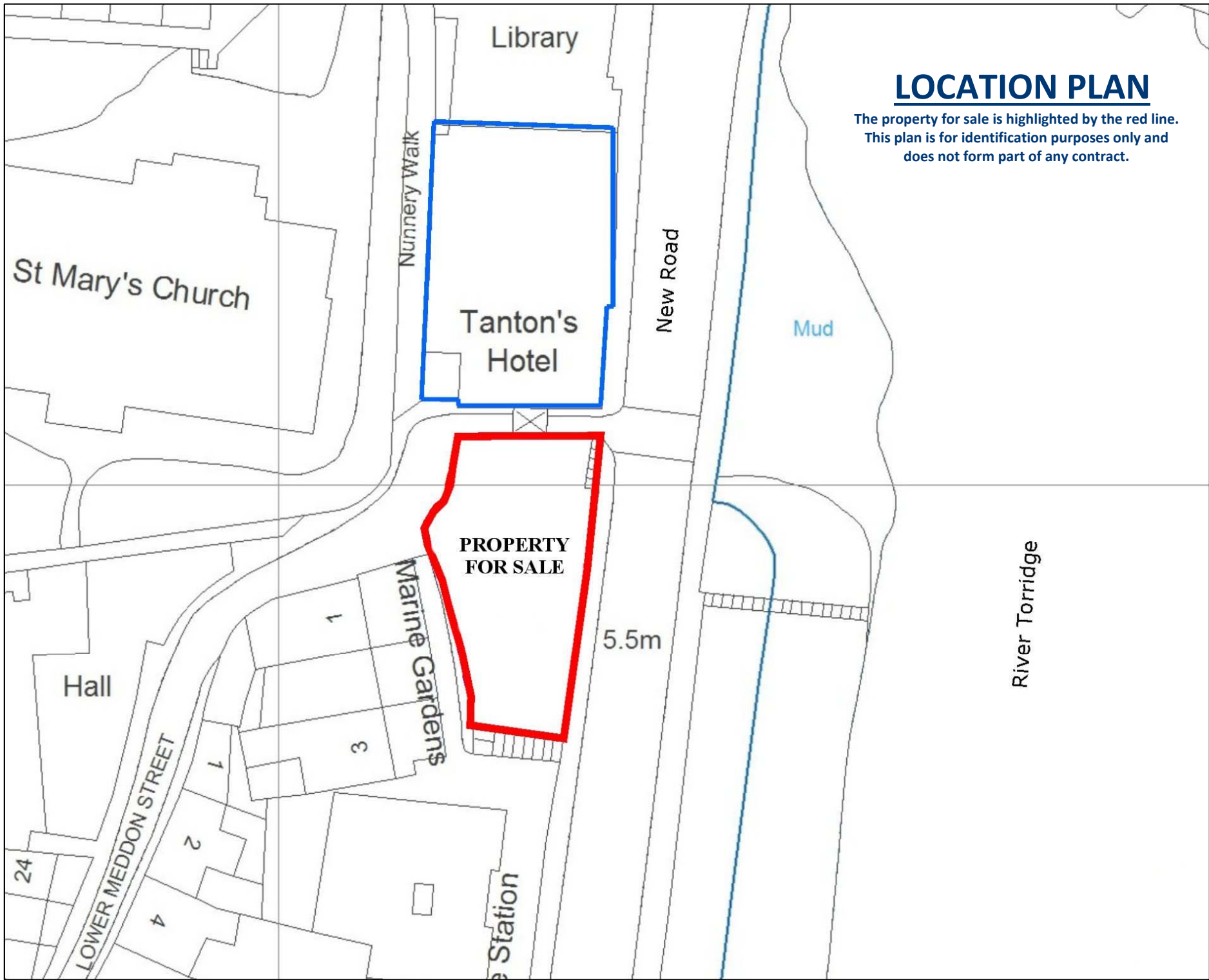
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View of the property front (east) elevation



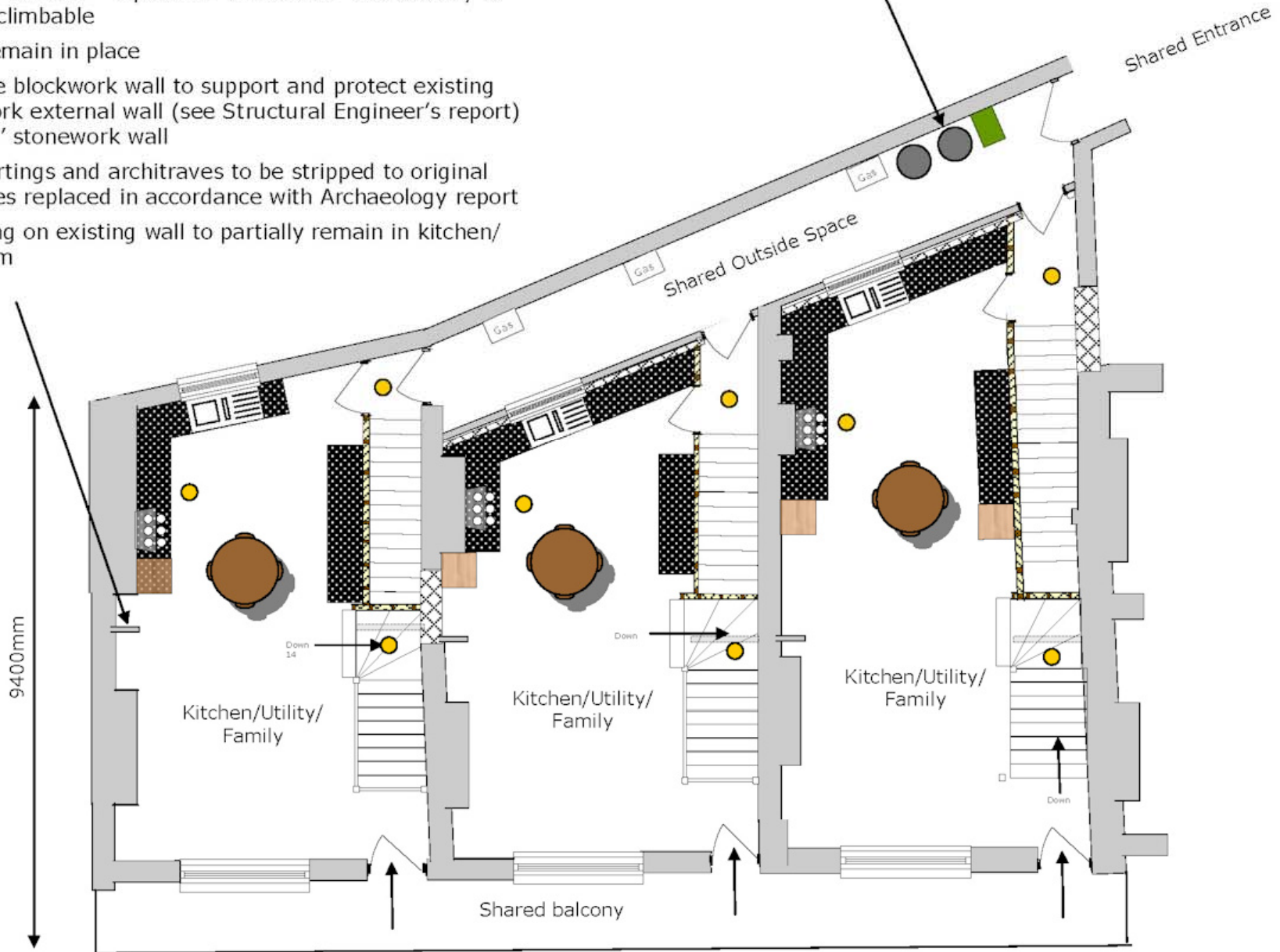
# LOCATION PLAN

The property for sale is highlighted by the red line.  
This plan is for identification purposes only and  
does not form part of any contract.



All foul and surface water drainage connections are existing  
 All windows and doors are existing and to be repaired and painted white  
 Existing balcony to be retained and provide cast iron handrail from the demolition of the middle block stairway at a height of 1100mm—  
 riven slate balcony surface—replace all thresholds—the balcony is not in itself easily climbable  
 'Middle' block to remain in place  
 New 100mm dense blockwork wall to support and protect existing single skin brickwork external wall (see Structural Engineer's report) built off 'basement' stonework wall  
 Internal doors, skirtings and architraves to be stripped to original and modern fixtures replaced in accordance with Archaeology report  
 Keep original covings on existing wall to partially remain in kitchen/lounge/Family room

Shared bin storage (condition number five)  
 Bins taken out into road on collection day



**Proposed First Floor Plan for Southern section Townhouses**







View of the old bridge from second floor