



**North West Elevation @ 1:100**



£70,000

A fantastic opportunity to purchase a single building plot for a bespoke 2 bedroom dwelling in a popular and convenient location.

Full planning permission has been granted which enables the purchaser to commence with the reserved matters and begin work on the site.

An excellent self-build opportunity where purchasers can custom build their ideal home or a developer look to add value in a prime location.

#### PLANNING

Planning permission was granted by Torridge District Council under Application number 1/0369/2023/FUL dated 8th March 2024.

Permission has been granted for a Brand New 2 Bedroom 2 storey dwelling.

A copy of the permission and associated drawing can be viewed on Torridge District Councils website at [torridge.gov.uk](http://torridge.gov.uk).

The proposed floor plans are not to scale and are for identification purposes only.

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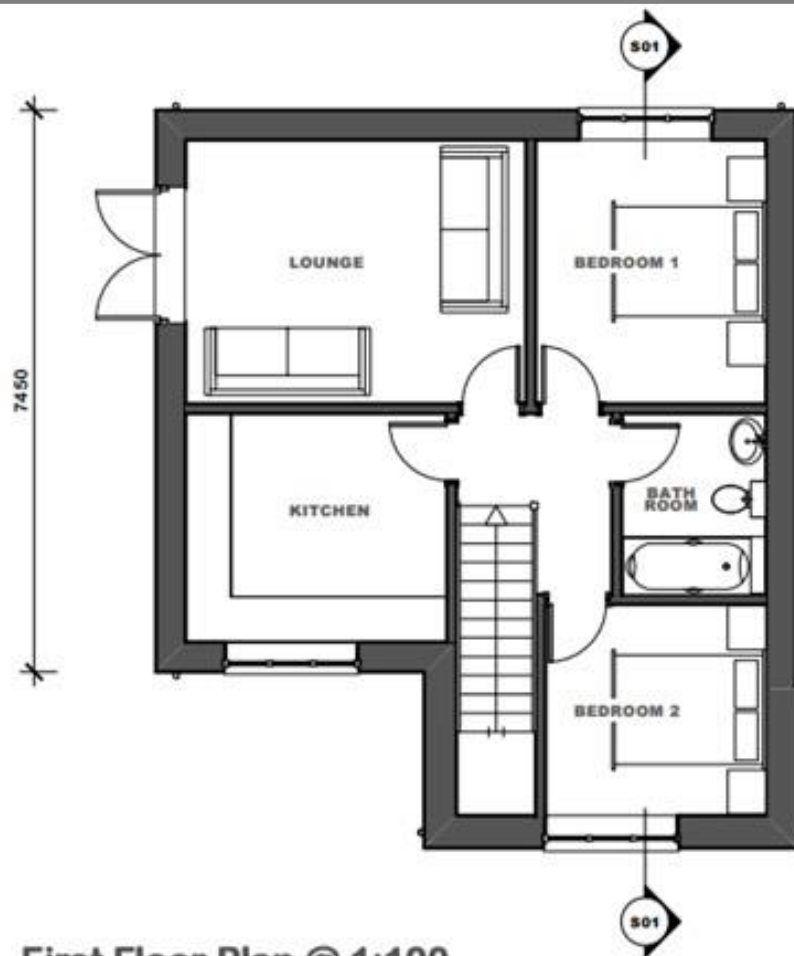
LAND PLAN displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.

TENURE - Freehold.

SERVICES - Prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.

#### DIRECTIONS

From Bideford Quay proceed up the main High Street turning left at the top and take the first right hand turning onto Abbotsham Road. Travel through the traffic lights and past Bideford College on your left hand side taking the next left hand turning onto Moreton Park Road. Laurel Avenue will be found the first turning on your right hand side where the Plot will be found after a short distance on the left hand side.



**First Floor Plan @ 1:100**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.