



WATLING
REAL ESTATE

THE GRANGE, Manteo Way, BIDEFORD, NORTH DEVON, EX39 4FU

Attractive Part Complete Residential Development Opportunity



 **SCAN ME**

An aerial photograph of a residential development in a historic port town. The image shows a mix of modern white and red brick houses, some with red roofs and others with grey roofs. The houses are arranged in a semi-circular pattern around a central green space. In the background, there are industrial buildings, a parking lot with several cars, and a road. The foreground shows a grassy area with some trees and a fence. The overall scene is a blend of residential and industrial environments.

DEVELOPMENT SUMMARY

- ▶ Situated in a small historic port and market town which straddles the estuary of the River Torridge in North Devon
- ▶ The development is situated on the eastern fringe of the town in an area known as East-the-Water. Principal access is by road via the A386 from the south and the A39 from the east and west
- ▶ The site is situated to the east of Manteo Way and extends to approx. 15.7 acres
- ▶ The development comprises a partially completed residential housing estate. The development is part-way through Phases 3 and 4 (out of 5)
- ▶ The site has planning permission for 225 dwellings
- ▶ 195 houses (mix of 2 – 5 beds) and 30 apartments (mix of 1 – 2 beds)
- ▶ In total, 112 of the dwellings have been built and sold, mainly in phases 1 & 2
- ▶ Opportunity to complete or build out and sell the remaining 113 dwellings / plots
- ▶ 2 additional dwellings have exchanged and 10 have been reserved giving potential early sales
- ▶ Freehold

LOCATION

Bideford is a small historic port and market town with a resident population of approx. 17,000 which straddles the estuary of the River Torridge in North Devon.

Principal access is by road via the A386 from the south and the A39 from the east and west. The nearest train station is at Barnstaple approx. 10 miles to the north east.

The development is situated off Manteo Way on the eastern rural fringe of the town in an area known as East-the-Water. Local amenities include supermarkets, pubs & restaurants, schools, a medical practice and leisure facilities.

The immediate area comprises a mix of established residential, new build residential (including Baker Estates' Chapel Green development) and commercial uses, whilst being close to open green space and countryside.





THE GRANGE





THE DEVELOPMENT

The Grange has planning consent for 225 dwellings (195 houses and 30 apartments).

THE DEVELOPMENT

The Grange is situated to the east of Manteo Way and extends to approx. 15.7 acres across two registered freehold titles; DN747395 and DN758401.

The site is irregularly-shaped and wraps around Marland School to the south.

The development comprises a partially completed residential housing estate which we understand commenced around 2022. The development is part-way through Phases 3 and 4 – see phasing plan.

The site has planning permission for 225 dwellings of which 45 (20%) are to be affordable homes.

Of the 180 Open Market homes to be delivered, we understand that 84 (47%) have been completed and sold to date.

We understand the sale of a further two houses (Plots 105 and 111) have exchanged contracts albeit these units are not build-complete/CML'd.

We understand a further ten houses (plots 102, 103, 106, 107, 108, 110, 116, 117, 118 & 119) have been reserved but sales have not exchanged. This includes the sale of four houses to Torridge Council as 'additionality units' – Plots 116-119.

Of the 45 affordable homes to be delivered, we understand that 28 (62%) have been sold to Registered Provider LiveWest. A further four units (Plots 64-67) have also been exchanged to LiveWest and are effectively build-complete (CML sign-off achieved in April 2026) save for some relatively minor external landscaping works which remain outstanding.





THE DEVELOPMENT

	No. of Units	Comments
Build Complete and sold	112	84 Open Market Sales & 28 Affordable Homes Sales to date (earlier phases)
Build Complete and Available	4	Plots 1-2 (Show Homes) and Plots 102-103. Outstanding costs to convert sales offices back into garages and Plots 102 & 103 affected by new attenuation crate system
Build Complete - exchanged and awaiting completion	5	Plots 64-67 (sale to LiveWest) - 'Golden Brick' agreement. Build complete but external works remain outstanding. Not CML'd and the New Homes Warranty position is unconfirmed. Units understood to discharge surface water into an existing attenuation tank. Plot 105 - build complete some external works outstanding. Not CML'd and no New Home Warranty in place. New attenuation crate system will need to be installed to enable legal completion.
Part Developed (c. 50% - 80% complete)	10	Plots 106-111 and 116-119
Not started or <10% complete	94	Assumes new attenuation crate system installed with above.
Totals	225	

PLANNING

Outline Applications - 300 Dwellings

1/0626/2017/OUTM – Outline application with all matters reserved for up to 300 dwellings with associated infrastructure and public open space - *Approved with conditions 30/05/18.*

1/0521/2021/FULM - Outline application with all matters reserved for up to 300 dwellings with associated infrastructure and public open space (Variation of conditions 1 (the reserved matters), 11 (highways) and 18 (contamination) of planning approval 1/0626/2017/OUTM) – *Approved S73 amendment to the outline - Approved 17/12/2021.*

Reserved Matters – 225 Dwellings

1/0523/2021/REMM - Reserved matters application for access, appearance, landscaping, layout & scale pursuant to planning approval 1/0521/2021/FULM - *Approved: 17/12/2021.*

We understand that all pre-commencement conditions have been discharged. Whilst a number of other directive conditions (i.e. those which require the house builder to carry out a specific action or comply with a particular requirement) have also been discharged, some remain undischarged.



PLANNING

Section 106 Agreement

The relevant planning permission is also subject to the conditions set out in a Section 106 Agreement ('S106') originally dated 14 May 2018. This agreement was subsequently varied by a Deed of Variation dated 17 December 2021. The principal obligations relate to affordable housing, open space provision, education contributions and highways contributions. Briefly:-

Affordable Housing - the development must provide 20% affordable housing comprising 75% Social Rented Housing and 25% Intermediate Housing.

Open Space Obligations – prior to commencement, an Open Space Scheme must be approved and include public open space, a 1km fitness trail with gym equipment, at least one Locally Equipped Area for Play ('LEAP') and one Local Area for Play ('LAP'), landscaping, wildlife areas and drainage features.

Education Contributions - a contribution of £4,695 per qualifying dwelling (i.e. market dwellings with two or more bedrooms) is payable to Devon County Council towards a new primary school and associated early years provision in Bideford East. A fixed contribution of £48,522 is payable towards Special Educational Needs ('SEN') provision serving the Bideford area.

Highways Contributions – payment of £75,000 towards highway improvement works in the vicinity of the development, payable before occupation of any dwelling. THIS HAS BEEN PAID AND SETTLED.



PLANNING

Deed of Variation (ref 1/0527/2025/SEC106)

The DOV to the legal agreement is in respect of the existing S106 Agreement attached to planning application 1/0626/2017/OUTM - seeking to remove the requirement to pay the Primary Education and SEN contributions. This is a live application that is yet to be determined, albeit positive discussions have been held with the planning officer. Further detail can be found in the data room

Section 73 Application (ref 1/0308/2026/REMM)

This relates to the application made in March this year to vary conditions attached to planning permission 1/0523/REMM. The proposed changes substitute the approved house types 'Par' and 'Ashburn' split-level house types to the prevalent 'Bicton' and 'Hartland' house types from plot numbers 120 through to 137 (situated to the north east of the site). The net effect of this would be a reduction in overall floor area by 11,034 sq ft and introducing an additional 4 units to increase the total to 229.

As above, this is a live application that is yet to be determined.

Interested Parties should make their own enquiries with the local planning authority. It may be possible to seek a new planning consent with increased massing.







FURTHER INFORMATION

ASKING PRICE

Offers are invited for the Freehold interest.

SALE BY ADMINISTRATORS

The property is offered for sale on behalf of the Joint Administrators of Devonshire Homes Limited.

The Joint Administrators offer no representations, warranties or guarantees associated with this property or transaction.

The Joint Administrators, their agents and representatives act without personal liability.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TENURE

Freehold

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

DATA ROOM

Access to the data room can be provided on request.

VIEWINGS

Viewings are strictly by appointment only through Watling Real Estate as Sole Agents.

CONTACTS

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WATLING
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