



**For Sale**

**Available by auction:  
Guide Price £335,000**

**Westcombe Depot, Westcombe Lane, Bideford, Devon, EX39 3JQ**

**0.55 Acres  
(0.22 Hectares)**

## Summary

- Rare freehold opportunity
- Approx. 10,006 sq ft (845.35 sq m) over a site measuring 0.55 acres (0.22 ha)
- Flexible space with workshops, storage and office accommodation
- Good sized yard to the rear of the property
- Potential for redevelopment subject to the necessary planning consents
- Prominent position within a short walk into the town centre
- Suitable for a range of uses subject to planning consent

### Location:

Westcombe Lane is located in Bideford circa 10 miles from Barnstaple, within the Torridge district of Devon. Bideford itself is known for its historic bridge, charming waterfront, and quaint shops. The town itself is the main shopping hub for the Torridge district and has a long tradition with trade and shipbuilding. The property is located in a prominent position on Westcombe Lane and short walk northeast into the town centre.

Bus services are provided by Stagecoach South West with key routes including, 5B (Torrington, Crediton and Exeter) and 317 (Bideford, Torrington and Okehampton). The nearest train station is approx. 7.5 miles away at Barnstaple

### Description:

A large and versatile commercial/industrial building comprising a range of offices with ground floor commercial workshop, along with a two-storey detached house, all occupying a site that extends to just over half an acre. The site and buildings now represent a fantastic re-purposing or redevelopment opportunity for commercial, and industrial uses and businesses. Alternatively, we would anticipate interest from both the residential development and investment sectors who may envisage a range of alternative schemes or uses, subject to all the necessary permissions being obtainable.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross external basis.

	sq m	sq ft
<b>Building and rear workshop</b>	845.35	9,099
<b>No 18 (House)</b>	84.22	907
<b>Total</b>	929.57	10,006
	ha	acres
<b>Site area</b>	0.22	0.55

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

G (201)

### Planning / Development Potential:

The site presents clear scope for redevelopment or repositioning in line with prevailing local housing demand. Residential schemes in accessible North Devon locations remain attractive to regional developers and SME builders, particularly where brownfield or previously developed land is available. Interested parties are advised to make their own enquiries of the local planning authority regarding potential density, design parameters and any planning history.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £17,500, therefore making the approximate Rates Payable £8732.50 per annum for 2025/26.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The freehold of the property is available.

**Auction date: auction ends at 1st April 2026 12.00 noon.**

### IMPORTANT INFORMATION

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 (if applicable), which will be available on Auction Day.

### AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the

purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### 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 price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check the website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact on 01395 247000 for up-to-date information. At the fall of the hammer contracts are exchanged and there is no going back.

† Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

\* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo PropTech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of

the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

#### ADDITIONAL FEES:

An Administration fee and Other non-optional fees may be payable in addition to the bid price. Please refer to the auction website for details.

#### Refreshing the Page

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information

#### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

#### Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity

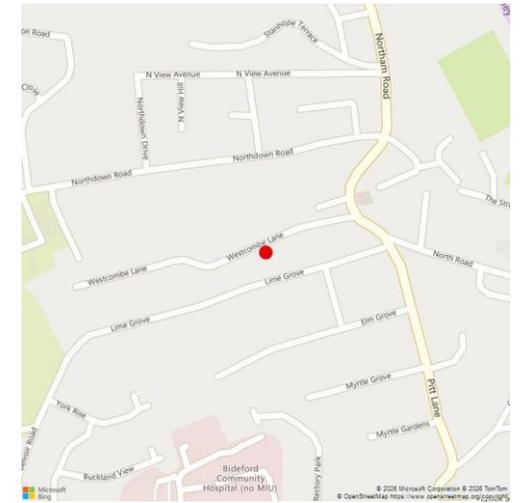
and proof of address, together with proof and source of funds upon acceptance of an offer.

#### VAT:

All figures quoted are exclusive of VAT if applicable.

#### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



#### CONTACT THE AGENT

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