



BRIGHTS
ESTATE AGENTS



13-15 WESTCOMBE, BIDEFORD. EX39 3JQ - GUIDE: £100,000

Comprising two natural stone faced work shop units with full Planning Permission approved 21/05/2026 for conversion into spacious three bed character dwellings a short walk to the town centre shops and picturesque quayside.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241

Westcombe Lane is a mixed use no through road comprising a variety of other conversions, traditional houses and existing workshop/light industrial buildings.

Plans show accommodation over 2 floors and having gross internal floor areas of approx:

No 13 (Unit 1): 135 sq m (1452 sq ft.)

No 15 (Unit 2): 119 sq m (1280 sq ft.).

The current plans provided for:

Ground floor - entrance lobby, large living area through kitchen/dining and cloakroom plus 3 first floor bedrooms and 2 bathrooms.

PLANNING: Refer to the Torridge District Council Planning Portal (view and comment on a planning application).

The application number is 1/0154/2026/FUL.

The planning decision is available together with the proposed drawings and other useful information.

SERVICES: Currently mains electricity (3 phase), water and drainage.

ENERGY PERFORMANCE CERTIFICATE: Exempt (as lacking a fixed heating system and no air conditioning).

RATEABLE VALUE: To be reassessed.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed up Bridgeland Street (adjacent to the Wishing Well and Post Office) veering right at the top and continuing to the end of North Road. At the junction turn right and after approx. 50m turn left into Westcombe Lane where the premises will be found on the left hand side.



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CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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