

FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From the centre of Bude proceed out of town along the Strand and turn left at the mini roundabout into Bencoolen Road. Then take the second right and head up through Kings Hill towards the A39. Upon reaching the A39 turn right, after 100 yards turn left where signposted to Marhamchurch. Follow the road for approximately one mile into the village. At the T-junction turn left, follow the road around to the right and then turn left into Hobbacott Lane. Proceed out along the lane down the dip and as you head up the other side the site is found a short distance along on the right hand side.

Land To The West Of Crest Haven, Hobbacott Lane Marhamchurch, Bude, Cornwall, EX23 0HB

Price £400,000

An exciting opportunity to acquire an enclosed plot in the sought-after village of Marhamchurch, only a couple of miles from coastal Town of Bude with its popular surfing beaches and amenities.

Benefitting from detailed planning approval for four unique and architectural detached properties that would all offer four bedrooms and contemporary open plan living.

Each plot will benefit from its own private garden, parking, and garage options to various plots.

This small select development has no affordable housing requirements, a CIL liability of £66,000 and given the conditional detailed approval the site could be started almost immediately.

THE LAND

The site is a gently sloping area of pasture land on the edge of the village with a small brook at the bottom boundary. The site measures approximately 0.7 acre and is enclosed via a natural bank and hedge.

PLANNING PERMISSION

The planning consent is for four detached houses, all being 4 bedrooms, multiple bathrooms, living room and large kitchen/dining rooms. The four houses vary in size and are between 145m2 to 166m2. This is a conditional approval under PA20/02034

PLOT 1 SUMMARY

Plot One is a two storey dwelling measuring 145m2 gross internal floor area. The accommodation comprises; entrance hall, WC, triple aspect living room, semi open plan kitchen/dining room and utility. On the first floor there are four double bedrooms, en suite shower to the principal bedroom and separate bathroom.

PLOT 2 SUMMARY

Plot One is a two storey dwelling measuring 160m2 gross internal floor area and 174m2 including the detached single garage. The accommodation comprises; entrance hall, dual aspect living room, large open plan kitchen/dining room, utility and WC. accommodation comprises; entrance hall, WC, triple aspect living room, semi open plan kitchen/dining room and utility. On the first floor there are four double bedrooms, en suite shower to the principal bedroom and separate bathroom.

PLOT 3 SUMMARY

Plot three is a two storey dwelling measuring 160m2 gross internal floor area and 174m2 including the detached single garage. The accommodation comprises; entrance hall, dual aspect living room, large open plan kitchen/dining room, utility and WC. accommodation comprises; entrance hall, WC, triple aspect living room, semi open plan kitchen/dining room and utility. On the first floor there are four double bedrooms, en suite shower to the principal bedroom and separate bathroom.

PLOT 4 SUMMARY

Plot four is the largest of the approved dwellings and is a two storey split level dwelling measuring 166m2 gross internal floor area and 180m2 including the detached single garage. The accommodation comprises; entrance hall, triple aspect living room, spacious open plan kitchen/dining room, utility and WC. On the first floor there are four double bedrooms, en suite shower and walk in wardrobe to the principal bedroom and en suite to bedroom two and a separate bathroom.

CIL TAX

Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of Levy varies depending on the designated zones, but we are advised that at present the developer would be liable for this at a rate of £100 per M2 of constructed dwelling. Total 632m2 the CIL liability would be £66,181.13

TENURE

Freehold



LOCAL PLANNING AUTHORITY

The local planning authority is Cornwall County Council and all plans and documents quoted can be viewed by searching for their online planning portal via www.cornwall.gov.uk

