



Prime Development Opportunity, Morwenstow, Bude, EX23 9SF O.I.R.O £700,000 Available 7 days a week

Prime Development Opportunity, Morwenstow, Bude, EX23 9SF

- Detailed planning consent for 13 residential dwellings and planning in principle for 5 additional open market properties
- A spacious site with sea views to the North and West
 - Site extending to approximately 2.8 acres
- Planning granted for 5 open market dwellings and 8 affordable dwellings with an additional 5 receiving permission in principle
 - Area of Outstanding Natural Beauty



Location

The site enjoys spectacular sea views towards Lundy Island and surrounding Cornish coastline and rolling countryside. The site is within easy access to local beauty spots including Duckpool, Stanbury Mouth, Marsland Mouth and Welcombe Mouth. The village of Shop in which the site is located has an established community with village hall and sports facilities, convenience store and café, The Bush Inn and Rectory Tea Rooms less than a mile away.

The A39 Atlantic Highway is approximately 2.5 miles distant providing easy access to the North Devon link road and the M5 motorway network beyond. The busy self-contained village of Kilkhampton is just 6 miles South with wide range of facilities and Primary School. The North Cornish Coastal resort of Bude with its safe sandy surfing beaches is just 10 miles from the site.

Bude offers a wide variety of everyday amenities, and leisure facilities including infant, junior and comprehensive schools, 18 hole golf course, indoor and outdoor swimming pools, leisure and sports complex with adjacent bowling arena, surfing, horse riding, bowls, squash and tennis courts also the popular sandy beaches and rugged coastline are nearby. The proximity to the A39 gives access to the large towns of Bideford and Barnstable to the North and South further down into Cornwall. Inland at Launceston, access is gained onto the main A30 trunk road to Exeter, the M5 and beyond.

Bude 01288 359 999
bude@kivells.com

Available 7 days a week



Kivells. The sign that sells.



DESCRIPTION

An excellent sized well-spaced site with mixed planning for 13 homes, with 5 open market dwellings and 8 affordable, (currently split 5 affordable rental and 3 Registered Provider Shared Ownership). The planning has been split into two parts with full permission granted for the initial 13 and a later application for an additional 5 receiving permission on principle. Given the sites close proximity to the coast, spectacular sea views are afforded surrounded by an area of outstanding natural beauty beside rolling countryside.

The site extends to approximately 2.8 acres and is gently sloping from an elevated position in the village. The access will be through the existing West Beckon Close via an adopted road. Given the rarity of new developments in the area, high demand is expected for the completed properties. All relevant and supporting documentation pertaining to the planning permission can be found on the Cornwall Planning Portal at cornwall.gov.uk

PLANNING PERMISSION

Detailed planning permission was granted on 18th December 2018. Cornwall County Council application number PA17/08555. Under planning notice PA21/06541 a further submission of details to Discharge Conditions 3, 4, 5, 6, 7 and 8 in respect of Decision Notice PA17/08555 dated 19th December 2018.

Permission in principle has been obtained on an additional 5 open market dwellings which would feature a cul-du-sac of executive style bedroom homes. The application can be found under **PA25/00943 dated 22 March 2025**.

ARCHITECT

The architect for the project Mr Barry Tape of BkT Architecture
T: 01872 211645
E: barry@bktarchitecture.co.uk
W: www.bktarchitecture.co.uk

EDUCATION CONTRIBUTION

"Education Contribution" means the sum of £2,736 per Qualifying Dwelling increased by the Percentage towards the provision of additional Education Facilities required as a consequence of the Development.

Approximately £13,680. This calculation is on the original 13 dwellings and therefore an additional amount may be applicable on the secondary planning stage.

COMMUNITY INFRASTRUCTURE LEVY

Please note that the proposed development set out in this application will NOT be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). Further information about CIL is available at www.cornwall.gov.uk/cil.

VIEWINGS

Please ring 01288 359999 to view this property and check availability before incurring travel time/costs. All viewings are strictly by appointment only.

RETAINED RIGHT OF WAY

The seller wishes to retain a right of way through the site for a potential future development link into the remainder of the field.

LAND PLAN

The land plan displayed is for indicative purposes only and should not be relied upon as an accurate depiction of precise boundaries.

AGENTS NOTE

The planning approval and conditions allows for the foul water and surface water to connect into the main sewer in the filed below (also owned by the vendor). However, the architect advises it maybe more cost efficient for the purchaser to apply for a Sewer Requisition through South West Water, who will allow a connection to be made into the closed connection in the last phase of the Cornwall Rural Housing Site.

IMPORTANT NOTICE

Kivells, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas,

measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Any mentions of associated fees, terms, conditions or charges must be checked independently prior to purchase.





Kivells. The sign that sells Available 7 days a week

Kivells | 8 Belle Vue | Bude | Cornwall | EX23 8JL

@KivellsProperty

Bude 01288 359 999



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.