



Building Plot at Old Drovers Way

Stratton, Bude, Cornwall, EX23 9DZ

KIVELLS

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£150,000 Guide Price

Planning Permission for a contemporary detached one bedroom, cabin-style dwelling. Approval kept in perpetuity as works have commenced.

Previous planning permission for a three-bedroom detached dwelling, which could be reinstated subject to obtaining the necessary planning approval.

All pre-commencement conditions have been satisfied.

Private access via Old Drovers Way in a sought-after village setting

CIL Exemption available (subject to conditions)

Services installed including water, electricity and private sewage pump



Location

Located just off Old Drovers Way, the plot enjoys a highly desirable location, within easy walking distance of the charming and historic market town of Stratton. The area offers a variety of essential amenities, including a post office, pubs, hospital and a range of community services.

The thriving coastal town of Bude lies just five miles to the west, renowned for its sandy beaches, excellent surfing, extensive shopping, highly rated schools and wide choice of leisure activities, including an 18-hole links golf course. The surrounding coastline, designated an Area of Outstanding Natural Beauty, offers breathtaking clifftop walks, water sports and outdoor pursuits.

Situation...

Accessed via “Old Drovers Way”, the plot lies within the former walled gardens of Stratton Manor, creating a rare opportunity to create a bespoke property in one of Stratton’s most peaceful and sought-after locations. The site is fully serviced, with electricity, water, BT ducting and a mains-connected private sewage pump station already installed.

Planning permission has been granted for a contemporary one-bedroom cabin-style dwelling. The property benefits from previous planning permission for a three-bedroom detached dwelling, which could potentially be reinstated, subject to the necessary planning approval. All pre-commencement conditions have been satisfied, including the full site set-out for tree preservation (TPO) and root protection zones (RPZ), eliminating the typical pre-build delays and enabling immediate commencement.

Most purchasers are likely to focus on building the approved three-bedroom dwelling, as the plot offers substantial long-term residential value. However, the approved cabin presents an opportunity for holiday rental income or a cost-effective build. Potential applicants may also explore modular design-led alternatives, such as a Koto-style cabin (subject to planning), to fast-track a return on investment or create a compact, design-led coastal retreat.



APPROVED PLANS

The previously approved plans (which have now lapsed) propose a contemporary two-storey home set within a mature, tree-lined plot with parking for two vehicles. Once complete, the property will feature an entrance hall, sitting room, open-plan kitchen/dining room, utility room, WC, plant room, three well-proportioned bedrooms (including a principal bedroom with en-suite) and a family bathroom.

PLANNING PERMISSION

Conditional planning permission was granted by Cornwall Council on 17th August 2023 (Ref: PA23/04161) for the construction of a dwelling, representing a revised design to the previously approved scheme under application PA18/07303.

CIL LEVY

Please note that a Community Infrastructure Levy (CIL) liability of £19,089.02 applies to the development, payable by the developer. However, we understand that self-builders intending to occupy the property as their main residence for a minimum of three years may be eligible for a full exemption.

Interested parties are strongly advised to seek confirmation of eligibility and the application process directly from Cornwall Council.

SITE PLAN

For information purposes only - not to scale.

TENURE

Freehold

LOCAL AUTHORITY

Cornwall Council

SERVICES

Electricity and BT ducting, along with the water pipe, have already been installed to the site, with connections available upon payment of the relevant fees by the purchaser. A private sewerage pump station is in place and connected to the mains.

DIRECTIONS

From Bude town centre, head east along Stratton Road. At the A39, turn left towards Bideford and continue for around ¼ mile. Turn right onto the A3072, signposted Holsworthy. Continue downhill into the village, then turn left by the Kings Arms. Drive uphill and take the right turn opposite the post office onto Diddies Road. After approximately ¼ mile, turn right onto Old Drovers Way, where the plot will be located on the left, behind Stratton Manor.

AGENT'S NOTE

Please note this is a CGI Visual showing the projected development.

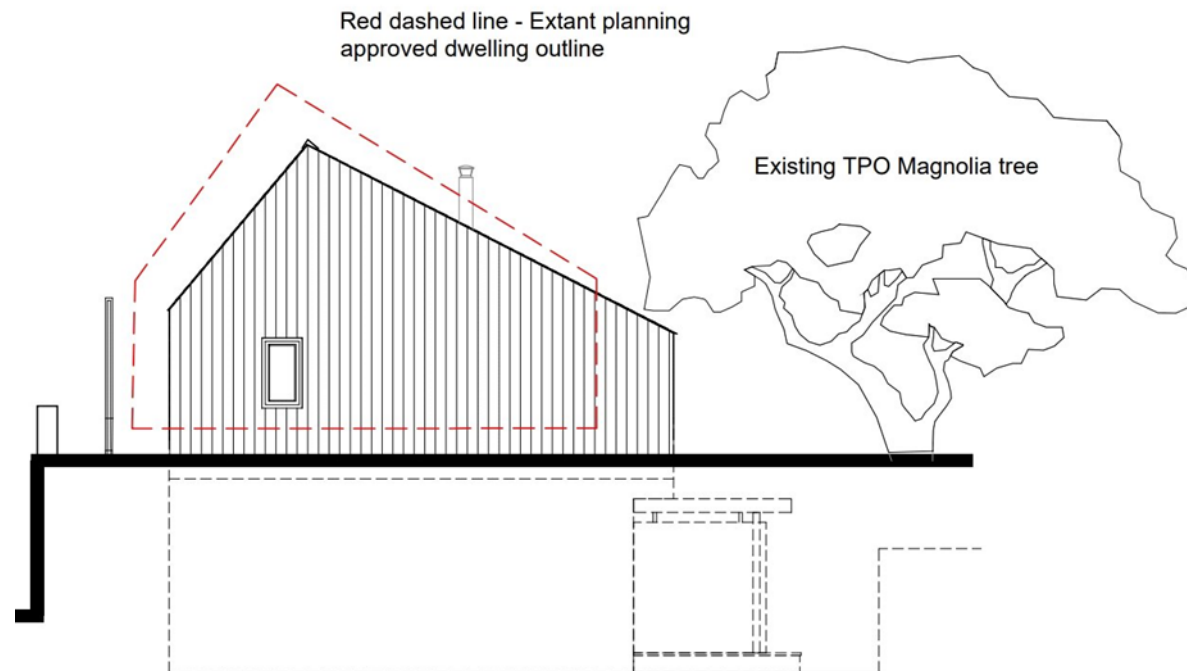
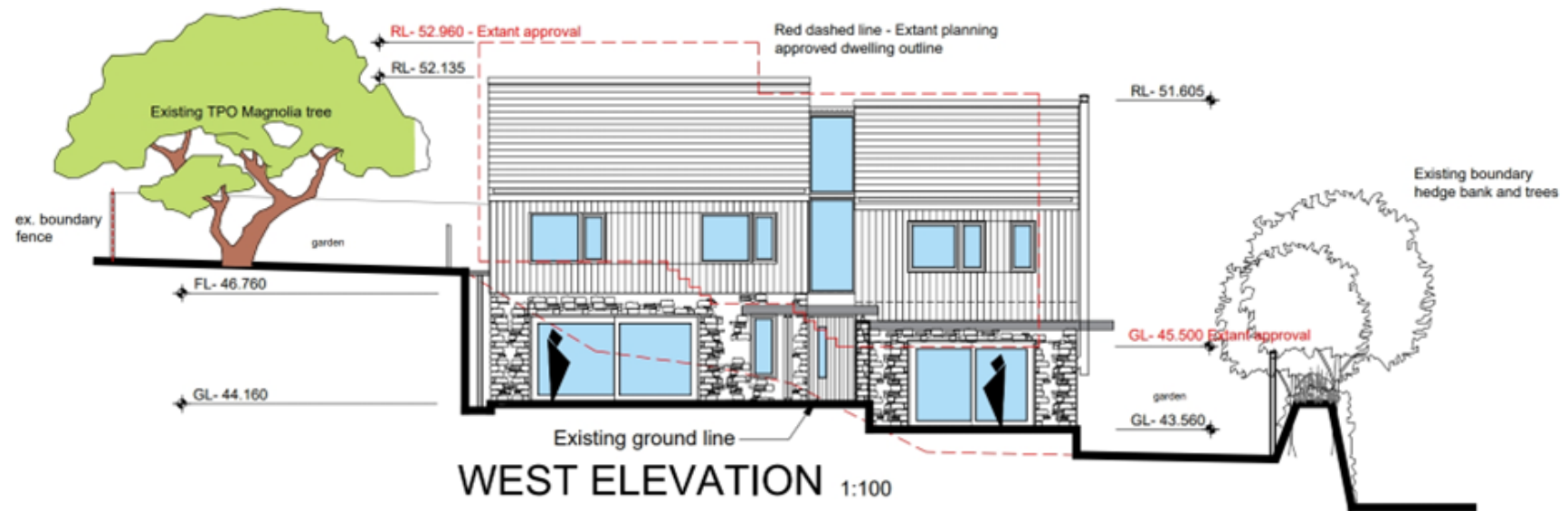
EASEMENTS, WAYLEAVES & RIGHTS OF WAY

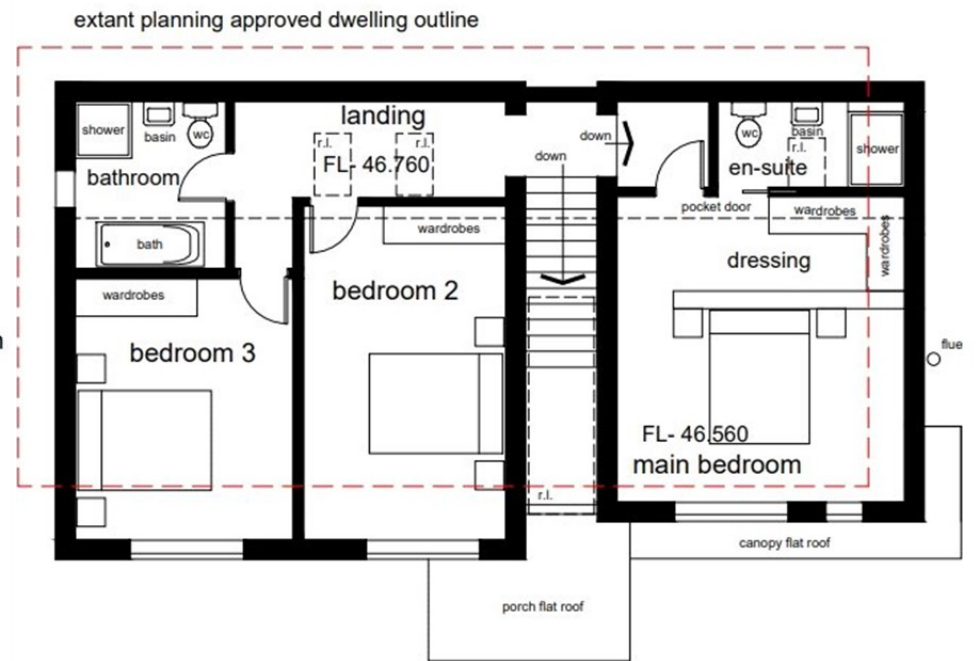
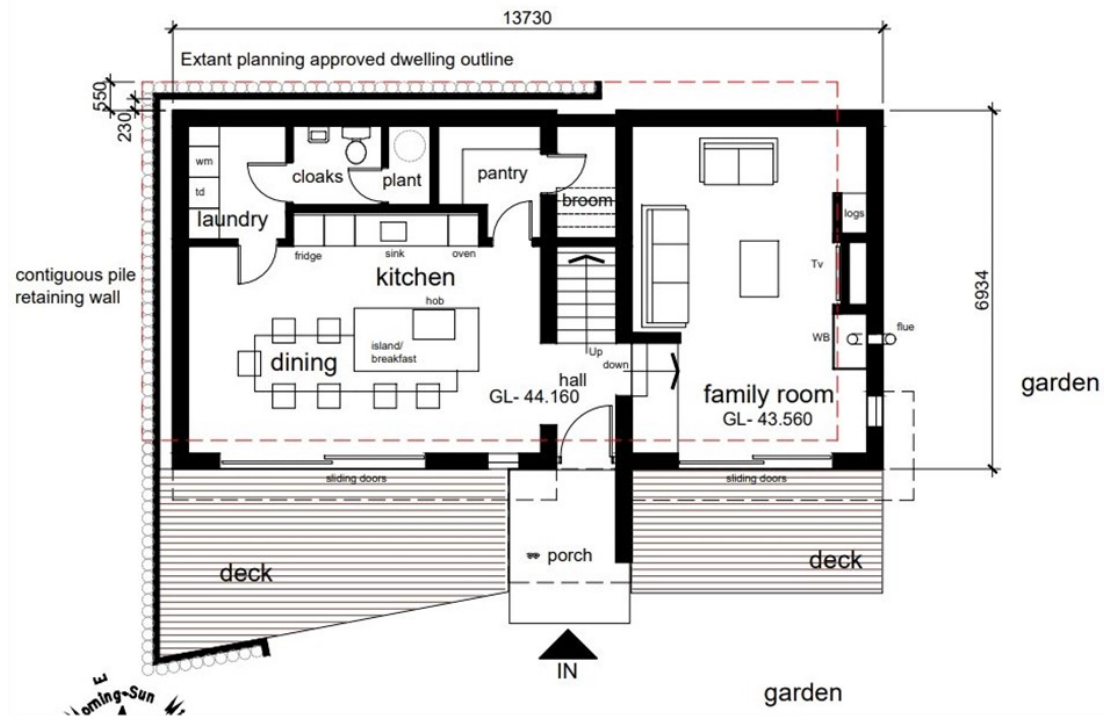
The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.







- ⚡ EE Rating - Tbc
- £ Council Tax Band - Tbc
- /// Directions
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