



COLWILLS
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North Elevation

1:100 0 2m



South Elevation

1:100 0 2m

Plot South West Of White House, Hobbacott Lane

Marhamchurch, Bude, Cornwall, EX23 0ES

- Building Plot with planning approval
- Popular village location, close to coast
- Proposed accommodation living room, kitchen dining room
- Three bedrooms, ensuite to principal bedroom and a family bathroom
- Off road parking and enclosed garden

£120,000



Plot South West Of White House, Hobbacott Lane,

Marhamchurch, Bude, Cornwall, EX23 0ES

An exciting opportunity to acquire a single building 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.

Benefiting from planning approval for a detached two storey house with the proposed accommodation offering an entrance hall, living room, kitchen dining room, three bedrooms with ensuite to the principal and separate bathroom. Outside there is off road parking and enclosed garden.

DIRECTIONS

From the centre of Bude head up through Kings Hill towards the A39. On reaching the A39 turn right, after 100 yards turn left, signposted to Marhamchurch. Follow the road for approximately a mile into the village. At the T junction turn left, follow the road around to the right, then take the immediate left into Hobbacott Lane and the plot will be located a short distance along on the right hand side.

THE LAND The site is a level area of land located on the edge of the village with a natural hedge boundary to the rear. The site measures approximately 0.05 of an acre.

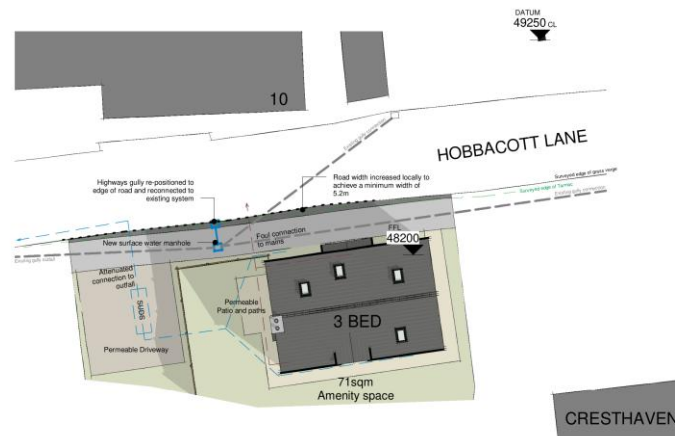
PLANNING PERMISSION Construction of two storey dwelling to include enclosed private amenity and parking with removal of condition 5 of decision notice PA23/03104

CIL TAX This notifies you that you will be liable to pay £11,507.88 of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA25/08403. This

charge is levied under Cornwall Councils CIL Charging Schedule, and S211 of the Planning Act 2008.

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

TENURE Freehold



Site Plan

1 : 200 0 5m



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THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, 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 the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



32 Queen Street
Bude, Cornwall
EX23 8BB

01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

