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Land East Of Windrush, Howard Lane

Stratton, Bude, Cornwall, EX23 9TF

- Rare and unique development opportunity
- Popular town location, close to coast
- The site measures approximately 0.85 acre
- 3 X Detached contemporary three storey houses
- ALL OPEN MARKET - No affordable, no CIL Liability

Guide Price £350,000



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An exciting opportunity to acquire a building plot with detailed consent for three contemporary three storey detached houses located in the sought after town of Stratton, only a couple of miles from coastal Town of Bude with its popular surfing beaches and amenities.

The site has a live planning permission for three open-market dwellings with garaging. It is understood that there is no CIL payment liable as permission was granted before the implementation of CIL.

DIRECTIONS

From the centre of Bude proceed out of town along The Strand turning left at the mini roundabout, heading out of town up until reaching the A39. Take the first main turning on the right-hand side signposted towards Stratton. Continue down the hill into Stratton, over the bridge in the centre of the town and around the sharp right-hand corner. Continue along this road a little further and turn right into Howards Lane and the site will be located a short distance along on the left hand side.

THE LAND The site is a gently sloping area of pasture land which excavation works having been commenced on the edge of Stratton with vehicular access from Howard Lane. The site measures approximately 0.87 acre.

PLANNING PERMISSION PA20/02671 Reserved Matters Application (Appearance, Landscaping, Layout, and Scale) pursuant to Outline Planning Permission PA18/02870 for the construction of three near-identical dwellings.

Each dwelling is designed to provide spacious and contemporary family accommodation arranged over three floors. The ground floor

comprises an entrance hall, snug, shower room, plant/utility room, and a large integral single garage. The first floor features a generous living room with bi-fold doors opening onto a substantial balcony and gardens, together with an open-plan kitchen, dining, and family area. The second floor accommodates four well proportioned double bedrooms, including a principal bedroom with an en-suite bathroom, alongside a separate family bathroom.

The Local Planning Authority considers that the evidence provided in support of the application is sufficiently precise and unambiguous to discharge the Applicants' onus of proof to demonstrate that, on the balance of probability, the development approved by application PA18/02870 was materially commenced within the time limit. As such, a Certificate of Lawfulness can be issued

CIL COMMUNITY INFRASTRUCTURE LEVY Please note that the proposed development set out in this application will not be liable for Community Infrastructure Levy (CIL)

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



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



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