



Manor Garden Plot, Old Drovers Way

Stratton, Bude, Cornwall, EX23 9DZ

Price £175,000

- Rare and unique opportunity in tranquil location
- Building plot with detailed planning consent
- 3 Bedroom, two-bathroom contemporary home
- One bed Cabin style home
- Edge of village location, service ducting installed



The property professionals



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An exceptionally rare and unique building plot in the heart of Stratton with detailed planning consent for the erection of a 3-bedroom contemporary home or a stylish one bed Cabin style home nestled within a secluded plot, which was once part of the gardens to neighbouring Stratton Manor. A perfect self-build opportunity!

DIRECTIONS

Proceed out of Bude along The Strand turning left at the mini roundabout into Bencoolen Road. Continue along this road and up the hill until reaching the T Junction. Turn left onto the A39 and then turn right into Stratton. As you descend the hill, you will go over a small bridge and around to the right, turn left and continue straight up the hill and then take the first right. Follow this road passing the church on the left hand side, you will then see a signpost for 'Old Drovers Way', go down the hill and the plot will be located a short distance down on the left hand side.

THE PLOT

The plot was once part of the former gardens to the neighbouring Stratton Manor and as such is part walled in, and surrounded by mature trees and a protected feature magnolia. Entrance to the site is off Old Drovers Way, a private development and there is off road parking for two vehicles, which is a huge plus point for Stratton.

The plot is a sloping site in a southerly direction, and then wraps around to the east. There are a number of protected trees within the site and the planning application has been made in the full context of these.

PLANNING PERMISSION

Conditional planning permission was granted on 17 August 2023 under application number PA23/04161 by Cornwall County Council for: the Construction of dwelling house. Revised Dwelling house design to extant planning approval reference PA18/07303.

For a full list of conditions please refer to the Council planning portal or contact Colwills.

APPROVED PLANS

The approved plans are for the construction of a contemporary two storey dwelling within this treelined site. Once built the property will comprises; entrance, sitting room, kitchen diner, utility room, WC, plant room, three bedrooms with master en-suite and a family bathroom.

CIL LEVY

Please be advised that there is a CIL Levy (Community Infrastructure Levy) Liability notice of £19,089.02 payable by the developer. However, we are advised that a self-builder who intends to occupy the dwelling for more than 3 years would be eligible for a 100% exemption. (Please seek independent confirmation of this from the local authority).

SERVICES

Electricity cable ducting and BT ducting laid to site. Water pipe laid to site. All of which are ready for the purchasers to pay the connection fee. Sewage pump station connected to mains.

LOCAL AUTHORITY

Cornwall County Council



DISCLAIMER: 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



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