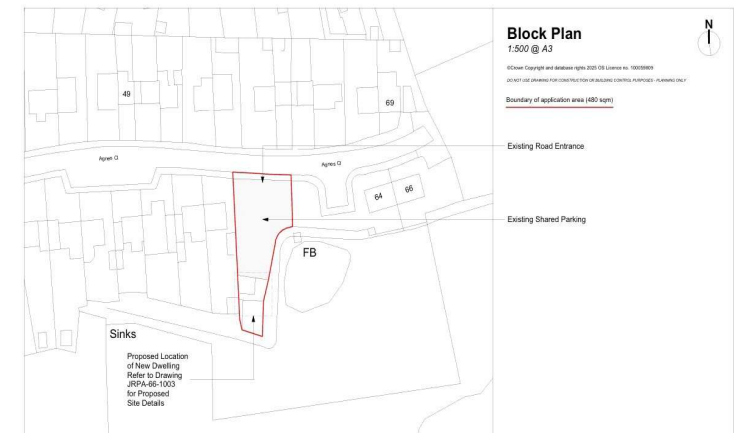




Bond
Oxborough
Phillips
Changing Lifestyles

Garages Workshops At Agnes Close
Bude
Cornwall
EX23 8SB

Asking Price: £55,000
Freehold



Changing Lifestyles

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An interesting development opportunity situated within the established residential area of Agnes Close, Bude, comprising an enclosed site with existing garages/workshops and the benefit of outline planning permission for the development of up to one dwelling. An excellent opportunity for a developer, builder or private purchaser looking to create an individual dwelling within a well-established area of Bude.

The Planning - Outline planning permission has been granted for residential development of the land for up to one dwelling under Cornwall Council application PA25/09612. All matters including access, appearance, landscaping, layout and scale are reserved and will require subsequent approval before development commences.

Existing Garages/Workshops - The site currently comprises two garage/workshop buildings positioned within the enclosed site. According to the measured floorplan, the buildings provide approximately 608 sq ft (56.4 sq m) in total and incorporate generous garage areas together with several useful store rooms.

The buildings could provide valuable storage/workshop accommodation whilst a purchaser progresses the development, subject of course to their own requirements. The current owners presently let the existing garage/workshop units, although the income generated is relatively modest. This may provide some interim income whilst a purchaser considers the future development of the site.

Access - The site is approached from Agnes Close via the existing vehicular entrance, with access continuing across the shared parking area serving the neighbouring residential properties before reaching the enclosed garage/workshop site. Purchasers should satisfy themselves through their legal advisers as to the precise rights of access and any associated obligations.

Services - Mains electric.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.