



Bond
Oxborough
Phillips

Changing Lifestyles

LOT 2 Paize
Poughill
Bude
Cornwall
EX23 9EZ



Guide Price £175,000
Freehold

Changing Lifestyles

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bude@boproperty.com



2.4 ha (5.93 acres) of farmland/amenity land with strategic development potential, positioned on the eastern edge of Bude adjoining existing residential areas. The Property is being marketed on an Unconditional basis, with an Overage Agreement of 50% for 20 years, by Informal Tender. Further details can be requested from the appointed agents.

- - 2.4 ha (5.93 acres) of currently Let Farmland / Amenity Land with strategic development potential on the eastern edge of the town between Bude and Poughill.
- - Adopted Highway to boundary
- - Popular North Cornwall Town
- - Cornwall Council Interim Policy Position Statement encourages growth in sustainable settlements.

The site enjoys a most desirable elevated position within walking distance of both the popular village of Poughill and coastal town of Bude which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.



Location & Property - The Property is on the eastern edge of Bude, with a current agricultural access onto the main road, as well as a Public Right of Way on the western boundary running through it.

There is significant road frontage and adjoins the built up form of Bude on the western boundary as the Plan indicates.

It is located within the popular coastal town of Bude, which has an extensive range of shopping, schooling and recreational facilities

The current population of Bude is 10,600 (2021 census).

The Land slopes to the south, with a mature tree lined hedge bisecting the 2 fields, and has most recently been used for grazing.

Lot 2 (and part of Lot 1 – Paize House) are subject to an existing Farm Business Tenancy, which expires 27th January 2034, at an overall annual rent of £1,000 pa.

Planning & Development - The Land is not allocated currently for development in the Cornwall Council Local Plan, and is adjacent to the current Settlement Boundary, but not currently within it. It therefore has potential for promotion for potential strategic development in the future, either through the Cornwall Council Interim Policy Position Statement April 2025 via rounding off, infill, or exception sites; or the Local Plan Review. Note, the Property has not previously been put forward in the Call For Sites. Cornwall Council within the new Standard Housing Methodology have to find c. 88,000 new homes over the next 20 years, and therefore are keen to discuss new land opportunities.

The current Bude-Stratton Neighbourhood Plan is dated February 2016 and only covers the period 2016-2030

Buyers should make their own investigations.

Services - Buyers should make their own enquiries.

Joint Sole Agents - By appointment only with the joint sole agents:

Bond Oxborough Phillips, Bude – 01288 355066 | bude@bopproperty.com

Jackson-Stops Exeter Land & New Homes – 01392 229923

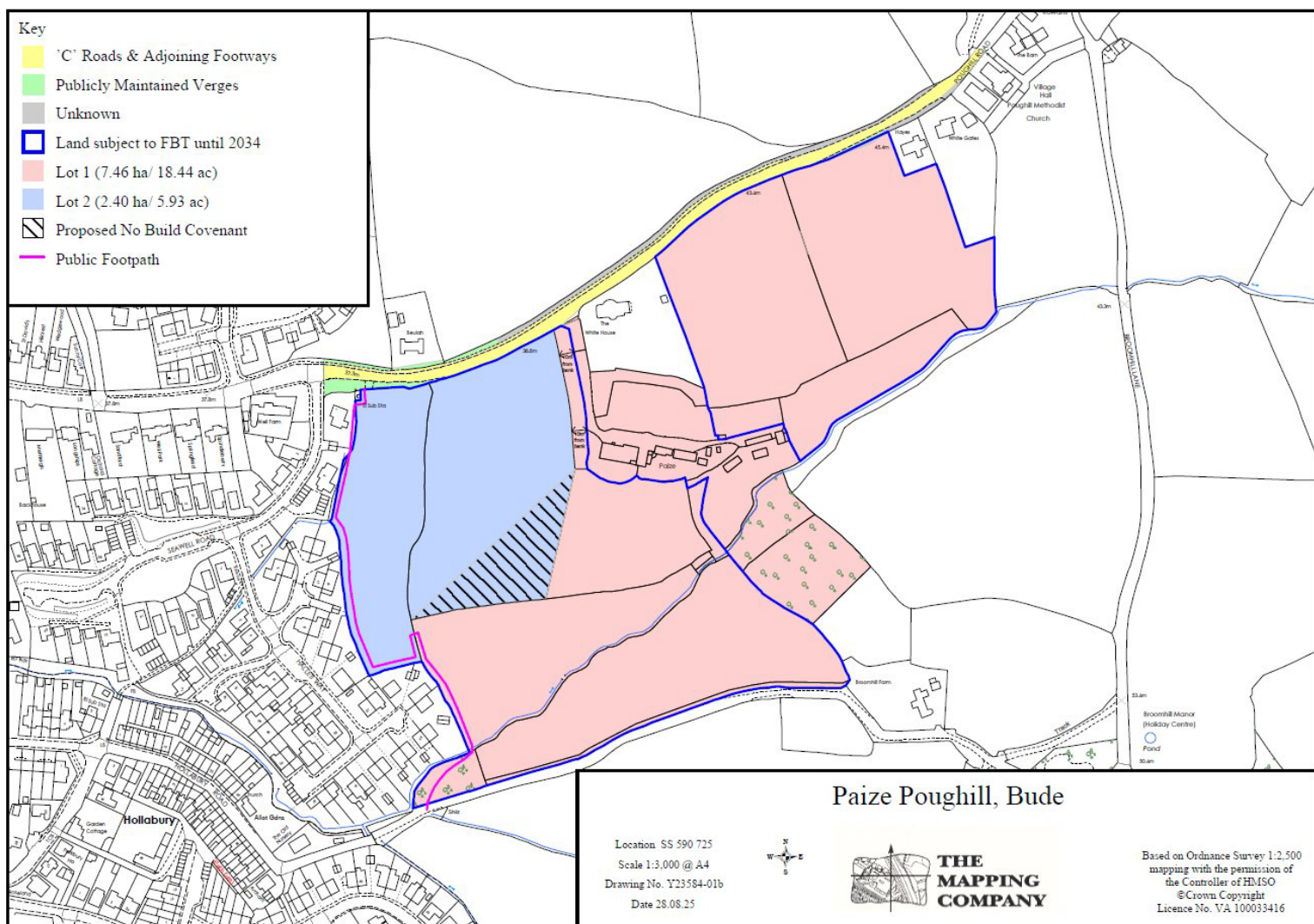
Method of Sale - The Property is being marketed on an Unconditional basis, with an Overage Agreement, by Informal Tender. Further details in the covering letter.

Lot 1 - Lot 1 is currently being marketed by ourselves for a guide price of £1,000,000. Further details can be provided upon request.

Agents Note - No Build Zone - The Marketing Plan shows a 'no build zone' - There will be a Covenant entered into for the benefit of Lot 1 to ensure no Development takes place in this zone. Services, Open Space and will be permitted, but not the construction of Dwellings or other Buildings, in order to protect the view from Lot 1.

Overage - Lot 2 will not be able to be fenced until the FBT has ceased. The same FBT is in situ until 1st May 2034 and will be subject to an overage clause of 50% for 20 years triggered upon Grant of Consent.

Easements - Lot 2 will benefit from Easements over Lot 1 for the purposes of services, including laying pipework and headwalls for surface water disposal into the watercourse located on Lot 1.



Directions

From Bude town centre proceed through the town and out towards Poughill along Golf House Road, passing through Flexbury with the Church on the right hand side and into Poughill Road. Continue along Poughill Road for approximately half a mile, and the gateway to Lot will be found on the right hand side, just before reaching The White House.

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.