



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Land North Of Dicks Barn  
Townsend  
Stratton  
Bude  
Cornwall  
EX23 9DL

**Asking Price: £400,000**

**Freehold**



Changing Lifestyles

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- Prime development site extending to approximately 1.5 acres (or thereabouts)
- Outline Planning Consent for up to four detached dwellings
- Elevated position with far-reaching valley views towards Stratton
- Highly sought-after edge-of-village location, within walking distance of amenities
- Ideal opportunity for an exclusive, high-quality residential scheme
- Two valid outline consents (PA21/02794 and PA24/07717) with access approved
- Convenient access to the A39 'Atlantic Highway' for Bude, Bideford and Barnstaple
- Close to local shops, pubs, hospital, and primary school in Stratton village
- Approximately 1.5 miles from Bude's beaches and town centre



**The land is located on the edge of the historic village of Stratton, famed for its charming cottages clustered around St Andrew's Church. The village offers a strong sense of community and a good range of amenities including public houses, general store/post office, hospital, and primary school.**

**The vibrant coastal resort of Bude lies approximately 1.5 miles away, providing a comprehensive range of shopping, business and leisure facilities, including a leisure pool, all-weather tennis courts, and an 18-hole golf course.**

**Nearby, Morrisons Supermarket is conveniently positioned on the outskirts of Bude, while the A39 Atlantic Highway is within half a mile, giving excellent access north towards Bideford and Barnstaple, and south into Cornwall.**

**Planning** - Outline Planning Consent was originally granted by Cornwall Council on 27th July 2021 (Application No. PA21/02794) for residential development of four dwellings, with all matters reserved except access.

A further Outline Consent was subsequently granted on 20th December 2024 (Application No. PA24/07717) for up to four dwellings, with certain matters reserved (appearance, landscaping, layout, and scale).

Planning advice and submissions were handled by Peter Wonnacott Planning, Rodds Bridge Farm, Bude, Cornwall, EX23 0LS.

**Conditions of Planning** - Reserved Matters – Details of appearance, landscaping, layout, and scale to be submitted and approved prior to development.

Timescale – Reserved matters to be submitted within three years, with commencement within two years of final approval.

Archaeology – A Written Scheme of Investigation to be submitted and implemented prior to commencement, with full site recording and post-investigation publication.

Ecology Enhancements – Incorporation of bat boxes, bird boxes, and bee bricks at a minimum rate of one per dwelling.

Access – Works to the access as per approved plan 'PW014 204 B' to be completed prior to occupation.

Surfacing and Drainage – Full details to be approved and implemented prior to occupation.

Lighting – Appropriate lighting for vehicular and pedestrian access to be agreed and installed prior to occupation.

Ecological Compliance – Development to be carried out in accordance with the Preliminary Ecological Appraisal (Devon & Cornwall Ecology Ltd, July 2024), implementing recommendations for bats, birds, dormice, reptiles, and hedgerow retention.

**Agents Note** - The development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The final charge will be calculated upon determination of the Reserved Matters application. Further details can be found on the Cornwall Council website.

**Services** - Prospective purchasers are advised to make their own enquiries regarding the availability and cost of connection to all mains services.





Land North Of Dicks Barn, Townsend, Stratton, Bude, Cornwall, EX23 9DL



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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.

### Directions

From the centre of Bude, proceed along The Strand and turn left at the mini roundabout into Bencoolen Road. Continue past the petrol station and out of town, passing Bude Secondary School and Morrisons Supermarket. Join the A39 towards Stratton and after approximately half a mile, turn right onto the A3072, signposted Stratton and Holsworthy.

Drive through the village, passing the Hospital on your right. After the Kings Arms, take the next left, then turn right by The Tree Inn. Continue up Market Street, which becomes Maiden Street, and as you leave the village, passing Dicks Barn, the site will be found on the left-hand side.

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