

OPEN 7  
DAYS A WEEK



Plot 3, Cleavelands, Bude, Cornwall,  
EX23 8AB



## Overview

PLOT 3 - An exciting opportunity to acquire one of 6 serviced building plots with planning permission granted for a detached dwelling. The level site occupies a fantastic position within walking distance of local amenities and schools.

Asking Price - £250,000

**Bond Oxborough Phillips**

INDEPENDENT ESTATE AGENTS *The key to moving*

**Bond Oxborough Phillips**

34 Queen Street, Bude, Cornwall, EX23 8BB  
T 01288 355 066 E [bude@boproperty.com](mailto:bude@boproperty.com)

# Plot 3, Cleavelands, Bude, Cornwall, EX23 8AB

**SITUATION** The building plot enjoys a pleasant location and is situated within easy reach of the centre of this popular coastal town which supports a comprehensive range of shopping, schooling and recreational facilities including its 18 hole links golf course. The town of Bude lies amidst the rugged North Cornish coastline and its 3 local sandy bathing beaches provide a whole host of watersports and leisure activities together with many breathtaking cliff top coastal walks etc. 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.

**DIRECTIONS TO FIND** From Bude Town Centre proceed out of the town towards Stratton and after passing the comprehensive school on the left hand side turn right into Cleavelands. Continue along the access drive taking the right hand fork and proceed for approximately 150 yards whereupon the site will be located on your left.

The accommodation comprises (all measurements are approximate):

**The Planning** - Planning permission has been granted for a detached dwelling under the reference- PA17/04301. COUNCIL TAX BAND - not applicable

**Agents Note** - A new road is to be installed in early 2022 by the current vendors with mains electric, gas, water, drainage and a BT line being brought up to the site ready for a potential buyer to connect to each individual plot. It is up to the buyer to verify any associated connection costs for all services.

## Agents Note 2

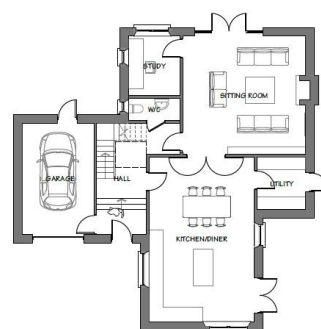
Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.



PLOT 3 & 5 GROUND FLOOR



PLOT 3 & 5 FIRST FLOOR

