

Land Adjoining Trepolpen  
Penstowe Road  
Kilkhampton  
Bude  
Cornwall  
EX23 9QT

**Asking Price: £150,000**  
**Freehold**



Changing Lifestyles

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# Land Adjoining Trepolpen, Penstowe Road, Kilkhampton, Bude, Cornwall, EX23 9QT **Changing Lifestyles**

## BUILDING PLOT

- CONDITIONAL PLANNING PERMISSION
- 3/4 BEDROOM DETACHED DWELLING
  - VILLAGE LOCATION
  - CLOSE TO AMENITIES

**A rare opportunity to acquire a building plot in the centre of this sought after village with planning consent approved for a detached 3/4 bedroom dwelling. Situated on the popular residential Penstowe Road the plot is within walking distance of a range of local amenities and primary school.**

The site enjoys a pleasant location within this self contained rural village, situated within level walking distance of the centre offering local amenities including Village Store, Newsagents, places of worship, primary school, popular local Inns, etc. The coastal town of Bude is some 5 miles supporting an extensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches offering a whole host of watersports and leisure activities together with breathtaking clifftop coastal walks. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford lies some 24 miles in a north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

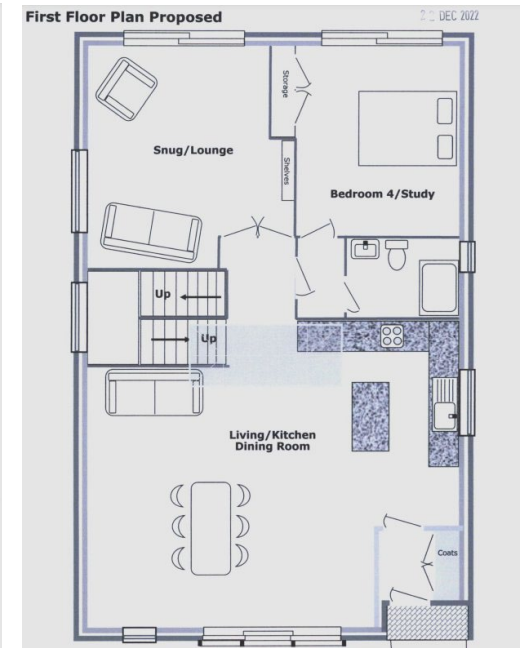
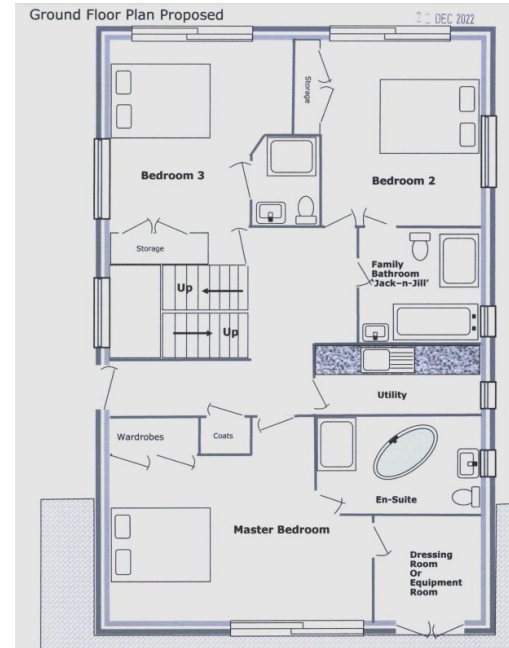
## Planning

Conditional planning permission was granted by Cornwall Council on 14th February 2023 for a detached dwelling. Further details of the application are available from the selling agents or the Cornwall Council website under the application number PA22/11413 | Proposed one dwelling, new access and associated works (following previously approved PA19/07812). | Land Adj To Trepolpen Penstowe Road Kilkhampton Bude Cornwall EX23 9QT

## Agents Note

The completed build will be liable for a CIL (Cornwall Infrastructure Levy) payment.

An official land plan confirming boundaries will be drawn up as part of the sales process. All plans provided on the details are to be used as a guide only.



## Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford. Continue on this road for approximately 4 miles and upon reaching the village of Kilkhampton take the left hand turning into Penstowe Road the site will be found after a short distance on your right hand side with a Bond Oxborough Phillips For Sale board clearly displayed.

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.