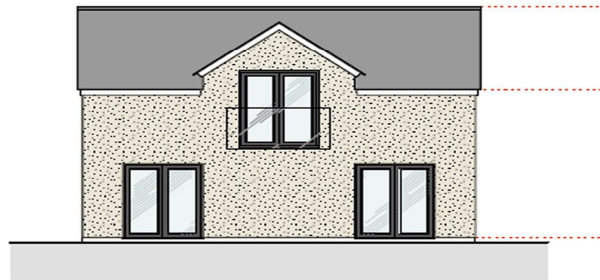


Land South Of The Coach House
Week St. Mary
Holsworthy
Cornwall
EX22 6UP

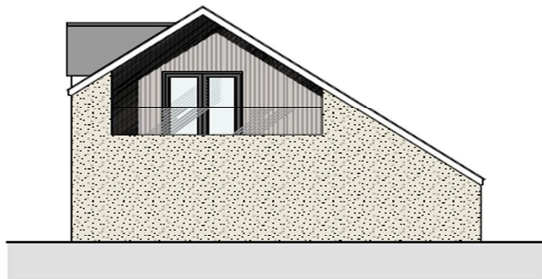
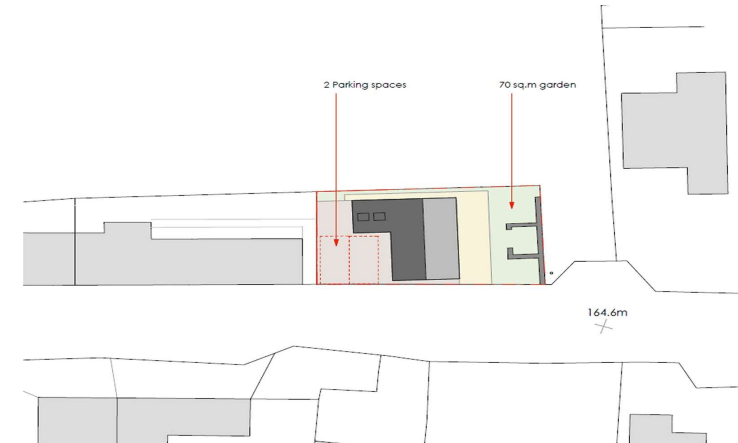
Asking Price:
£100,000



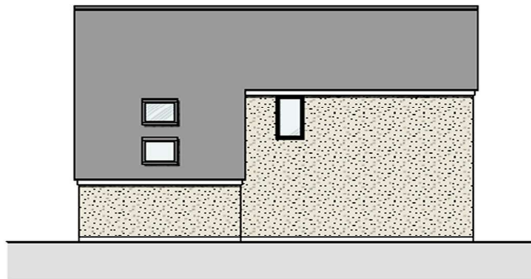
Proposed
West Elevation



Proposed
South Elevation



Proposed
East Elevation



Proposed
North Elevation



Changing Lifestyles

01288 355 066
bude@boproperty.com

An opportunity to acquire an individual building plot with planning permission granted for a detached 2 bedroom reverse plan style dwelling enjoying views over the surrounding countryside situated in the sought after village of Week St Mary. The plot is positioned only a 15 minute drive from popular surfing beaches/beauty spots and could provide a fantastic opportunity for any builder to create a superb low maintenance property with off road parking and enclosed garden space.

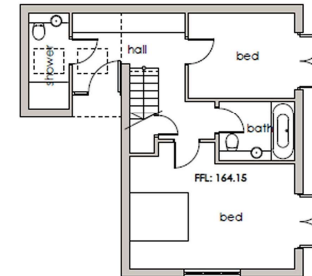
The building plot enjoys a pleasant central location within this sought after village with the benefit of its local amenities and fantastic community with its own village store. Bude on the North Cornish coast with its sandy surfing beaches and many amenities including popular Golf Course and Indoor Pool complex is some 6 miles, Cornwall's ancient capital of Launceston is some 13 miles as is the A30 dual carriageway providing a speedy link to Okehampton, Dartmoor, Exeter and the M5 motorway network beyond. Holsworthy with this popular weekly market is some 12 miles, Okehampton 30 miles and the cathedral city of Exeter some 50 miles.

The Site - The land is currently vacant having previously been used as a garden. The plot provides a fantastic opportunity to build a low maintenance home, on plot measuring approx.. 180 m2, within the popular village of Week St Mary.

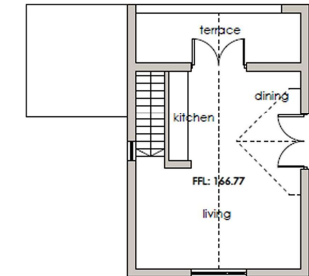
Planning - Conditional planning permission was granted by Cornwall Council on 23rd June 2022 for a detached dwelling following a previous application. Further details of the application are available from the selling agents or the Cornwall Council Planning website under the application number PA22/05827 | New custom build house (re-submission of PA21/08972) | Land South Of The Coach House Week St Mary Holsworthy Cornwall EX22 6UP

Services - It is understood from the vendors that services are available in the vicinity. We would advise any prospective buyer to carry out their own checks for availability of services and any associated costs.

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 sale process. All plans provided on the details are to be used as a guide only.



Proposed
Ground Floor Plan



Proposed
First Floor Plan

Directions

From the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St. Mary. Upon entering the centre of the village, turn right and proceed to the top of the hill, whereupon the plot will be found after a short distance property will be found on the left hand side.

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.