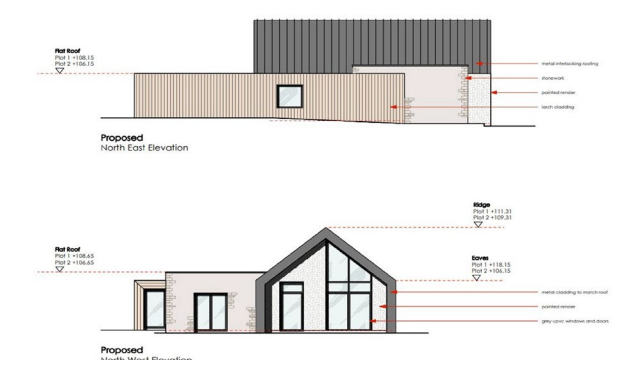


Building Plots @ Poundstock  
 Bude  
 Cornwall  
 EX23 0DZ

**Asking Price: £425,000**  
**Freehold**



# Building Plots @ Poundstock, Poundstock, Bude, Cornwall, EX23 0DZ

- DEVELOPMENT LAND
- GENEROUS PLOT SIZE APPROX 2/3 AN ACRE
- SOUGHT AFTER VILLAGE LOCATION
- OUTLINE PLANNING FOR TWO 3 BEDROOM DETACHED BUNGALOWS
- SUPERB FAR REACHING COUNTRYSIDE & COASTAL VIEWS

A rare opportunity to acquire a generous plot of development land measuring approximately 2/3 of an acre in this pleasant village location with outline planning for two detached bungalows enjoying superb far reaching countryside and coastal views with Lundy Island visible on a clear day. Viewings strictly by appointment with Bond Oxborough Phillips, call 01288 355066 or email bude@bopproperty.com for further details.

**Situation** - The site occupies a convenient location in this pleasant North Cornish rural village with nearby access onto the main A39 Atlantic Highway. The popular coastal town of Bude is some 5 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18-hole golf course and fully equipped leisure centre. The nearby rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches provides a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks. The bustling market town of Holsworthy lies approximately 13 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing convenient access to the A39 North Devon link road which in turn connects to Barnstaple, Tiverton and the M5 motorway.

**Planning** - Outline planning has been approved for two detached bungalows. The agent can provide copies of the proposed site plan which can also be accessed via [planning.cornwall.gov.uk](http://planning.cornwall.gov.uk) under application number Reference PA23/02306 Address Land North Of Pineapple House Poundstock Bude Cornwall EX23 0DZ.

**Agents Note** - The site will be liable for a CIL (Cornwall Infrastructure Levy) payment of £38,402.52. 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.

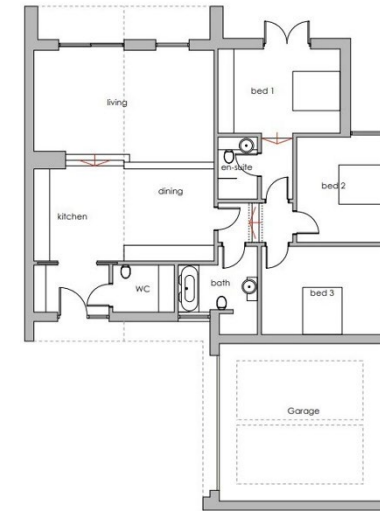
## Directions

From Bude Town Centre proceed out of the Town towards Stratton and turn right opposite the Esso Service station into Kings Hill and upon reaching the A39 turn right signposted Camelford continue for approximately 4 miles and take the left hand turning at Bangor's. Proceed along this road where after a short distance the entrance to the building site will be found on the left 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.

# Changing Lifestyles



Proposed Floor Plan



Changing Lifestyles

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