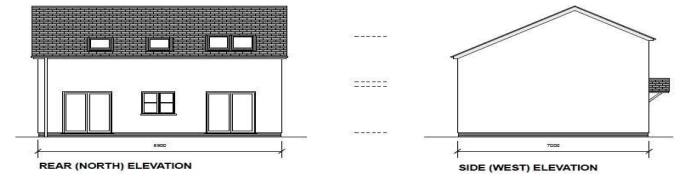
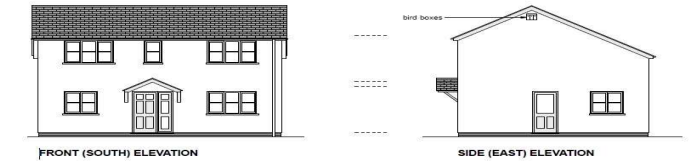


Plot At Sunnyside
 East Road
 Killhampton
 Bude
 Cornwall
 EX23 9QS

Asking Price: £115,000 Freehold



MATERIALS:



Changing Lifestyles

01288 355 066
 bude@boproperty.com



- BUILDING PLOT
- PERMISSION FOR A DETACHED 3 BEDROOM DWELLING
- RARE AND UNIQUE OPPORTUNITY
- SHORT DRIVE FROM COAST AND BEACHES
- VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES



A rare opportunity to acquire a building plot situated in the centre of the sought after village of Kilkhampton with planning permission for one detached 3 bedroom dwelling. The plot is situated in the most convenient location and is within walking distance of a range of local amenities, primary school and a 5 minute drive from popular local beaches/beauty spots. Viewings strictly by appointment with Bond Oxborough Phillips.

The property is situated in the sought after village of Kilkhampton which supports a range of local village amenities, including Village Stores, Post Office, Primary School, two local Inns, places of worship and a number of other retail outlets. The popular coastal town of Bude is some 5 miles away which supports an extensive range of shopping, schooling and recreational facilities. The market town of Holsworthy lies some 10 miles inland, whilst the port and market town of Bideford is 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 - Planning permission was granted by Cornwall Council on 9th January 2024 for the erection of one detached 3 bedroom dwelling. Further details of the application are available from the selling agents or the Cornwall Council website under the application number PA23/02975 - Erection of one detached 3 bedroom dwelling/ Land West of Sunnyside East Road Kilkhampton Bude Cornwall EX23 9QS

Agents Note - The completed build will be liable for a CIL (Cornwall Infrastructure Levy) payment of £11,957.17. 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.

Plot At Sunnyside, East Road, Killhampton, Bude, Cornwall, EX23 9QS

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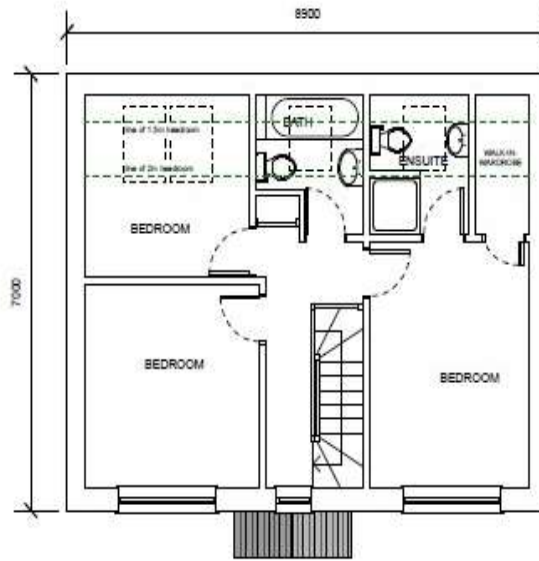
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Plot At Sunnyside, East Road, Kilkhampton, Bude, Cornwall, EX23 9QS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Directions

From Bude town centre proceed out of town towards Stratton. Upon reaching the A39 turn left signposted Bideford and proceed for approximately 4 miles to Kilkhampton. Continue through the village taking the right hand turn signposted Holsworthy whereupon the plot will be found on the right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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