



Building Plot at Old Drovers Way

Stratton, Bude, Cornwall, EX23 9DZ

KIVELLS

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Stratton, Bude, Cornwall, EX23 9DZ

£150,000 Guide Price

Planning Permission for a contemporary detached one bedroom, cabin-style dwelling (PA18/07303)

Previous planning permission granted for the construction of a three-bedroom dwelling

All pre-commencement conditions have been satisfied

Private access via Old Drovers Way in a sought-after village setting

No CIL understood to be payable in respect of the original permission

Services installed including water, electricity and private sewage pump



Situation

Situated just off Old Drovers Way, the plot occupies an attractive and tucked-away position within easy walking distance of the historic village of Stratton. The village offers a useful range of everyday amenities, including a Post Office, public houses, primary school and hospital.

The popular coastal town of Bude lies approximately 1.5 miles away and offers an excellent range of shopping, schooling and recreational facilities, together with an 18-hole links golf course and renowned sandy beaches. The surrounding North Cornwall coastline provides excellent opportunities for walking, surfing and other outdoor pursuits.

Description

Accessed via Old Drovers Way, the plot occupies a private position within the former walled gardens of Stratton Manor offering a rare opportunity to construct an individual dwelling in one of Stratton's most sought-after residential settings.

The site is mature and well established, with existing trees and planting creating a particularly attractive setting. A significant amount of preparatory work has already been undertaken, with electricity, water and BT ducting installed to the site, together with a private sewage pump station connected to the mains.

Planning permission was granted under application PA18/07303 for the construction of a detached one-bedroom, timber-framed and timber-clad cabin-style dwelling. We understand that works have commenced under this permission and that the consent therefore remains in perpetuity. Purchasers should satisfy themselves as to the current planning position with Cornwall Council.

More recently, planning permission was granted under application PA23/04161 for a substantially larger three-bedroom detached dwelling. Whilst this permission has since expired, the previous consent demonstrates the potential of the site for a larger residential scheme, subject to obtaining the necessary planning approval.

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APPROVED PLANS – PA18/07303

Planning permission was granted under application PA18/07303 for the construction of a detached one-bedroom, timber-framed and timber-clad cabin-style dwelling within the mature, tree-lined plot.

The compact, design-led scheme provides an attractive opportunity to create an individual standalone home within this established setting. We understand that works have commenced under this permission and that the consent therefore remains in perpetuity. Prospective purchasers are advised to satisfy themselves as to the current planning status with Cornwall Council.

PREVIOUSLY APPROVED THREE-BEDROOM SCHEME – PA23/04161

Conditional planning permission was granted by Cornwall Council on 17th August 2023 (Ref: PA23/04161) for a revised and substantially larger dwelling on the site.

The previously approved plans proposed a contemporary three-bedroom detached home. Whilst this permission has since expired, it demonstrates the potential for a larger dwelling on the site, subject to obtaining the necessary planning consent.

SITE PLAN

For information purposes only - not to scale.

TENURE

Freehold

LOCAL AUTHORITY

Cornwall Council

SERVICES

Electricity and BT ducting, along with the water pipe, have already been installed to the site, with connections available upon payment of the relevant fees by the purchaser. A private sewerage pump station is in place and connected to the mains.

DIRECTIONS

From Bude town centre, head east along Stratton Road. At the A39, turn left towards Bideford and continue for around ¼ mile. Turn right onto the A3072, signposted Holsworthy. Continue downhill into the village, then turn left by the Kings Arms. Drive uphill and take the right turn opposite the post office onto Diddies Road. After approximately ¼ mile, turn right onto Old Drovers Way, where the plot will be located on the left, behind Stratton Manor.

AGENT'S NOTE I

Please note that the CGI images are for illustrative purposes only and depict the previously approved three-bedroom dwelling under application **PA23/04161**. This permission has since expired and any similar development would be subject to obtaining the necessary planning consent.

AGENT'S NOTE II

We understand that no Community Infrastructure Levy (CIL) is payable in respect of the original planning permission PA18/07303, as this was granted prior to the introduction of the levy. Prospective purchasers are advised to verify this position with the Local Planning Authority.

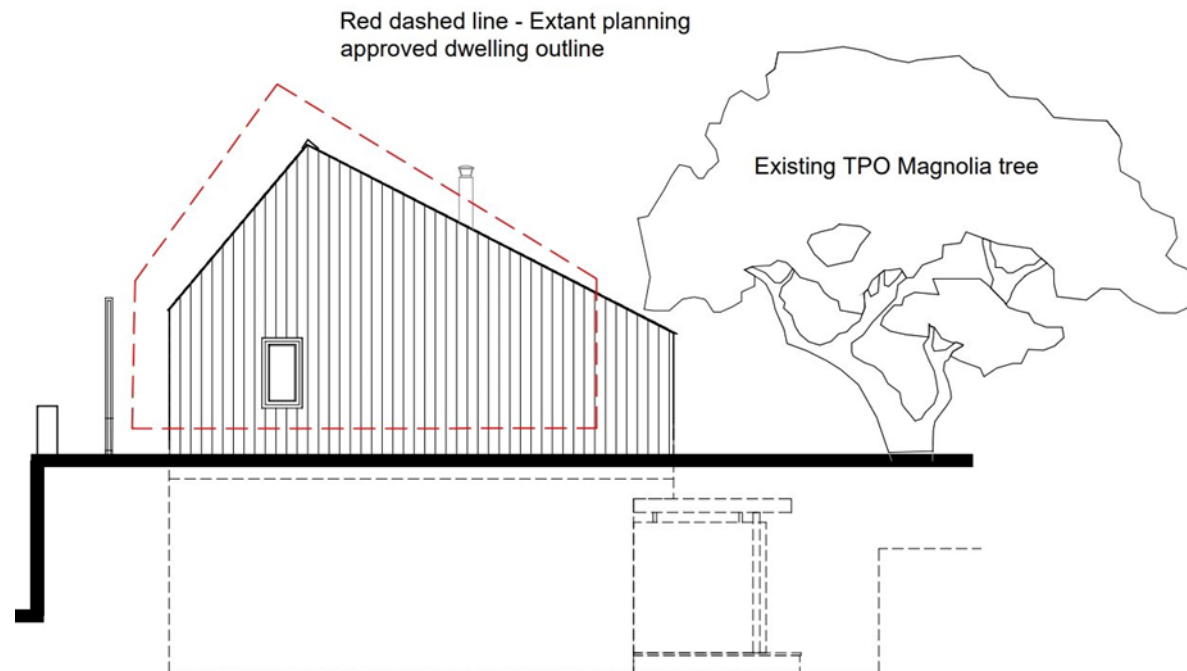
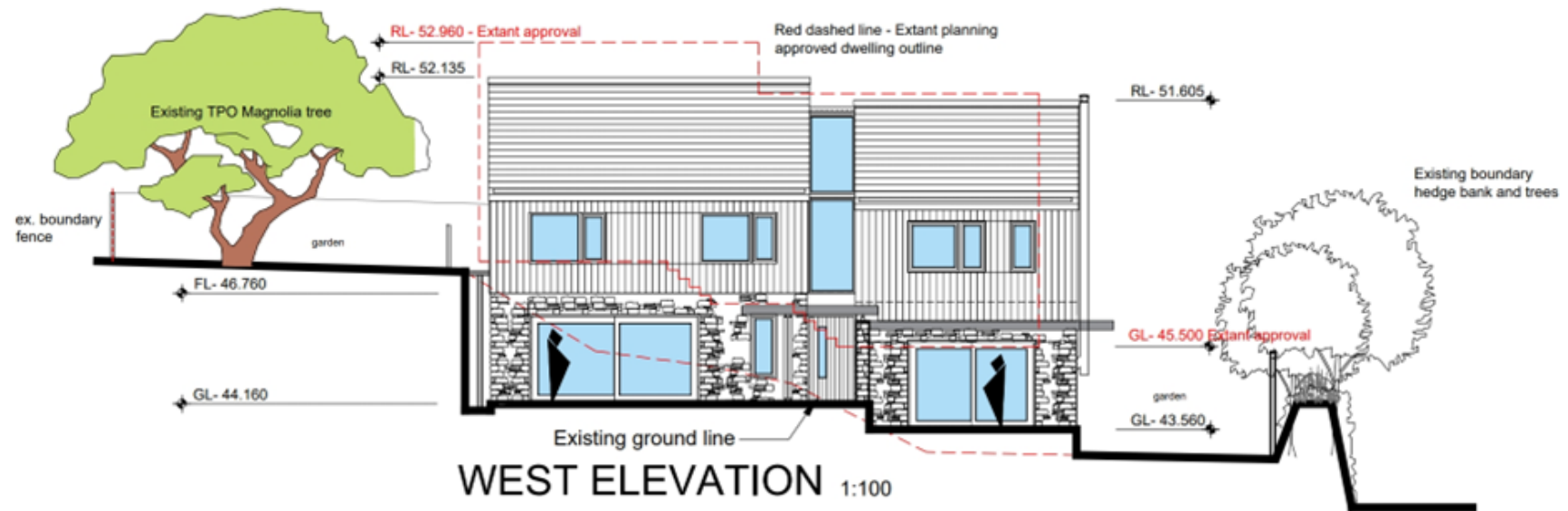
EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

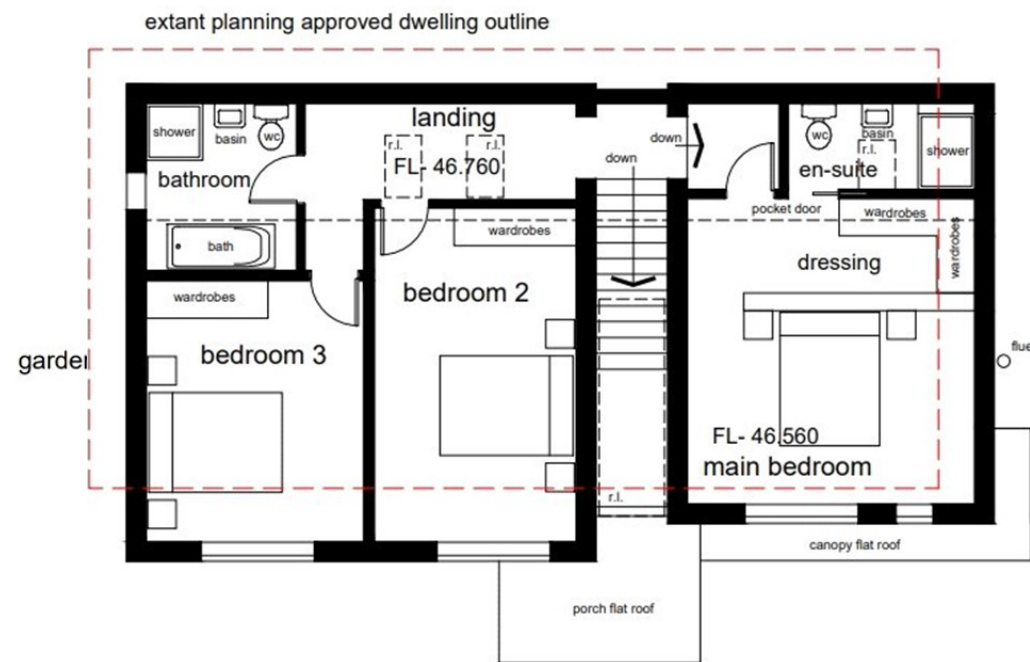
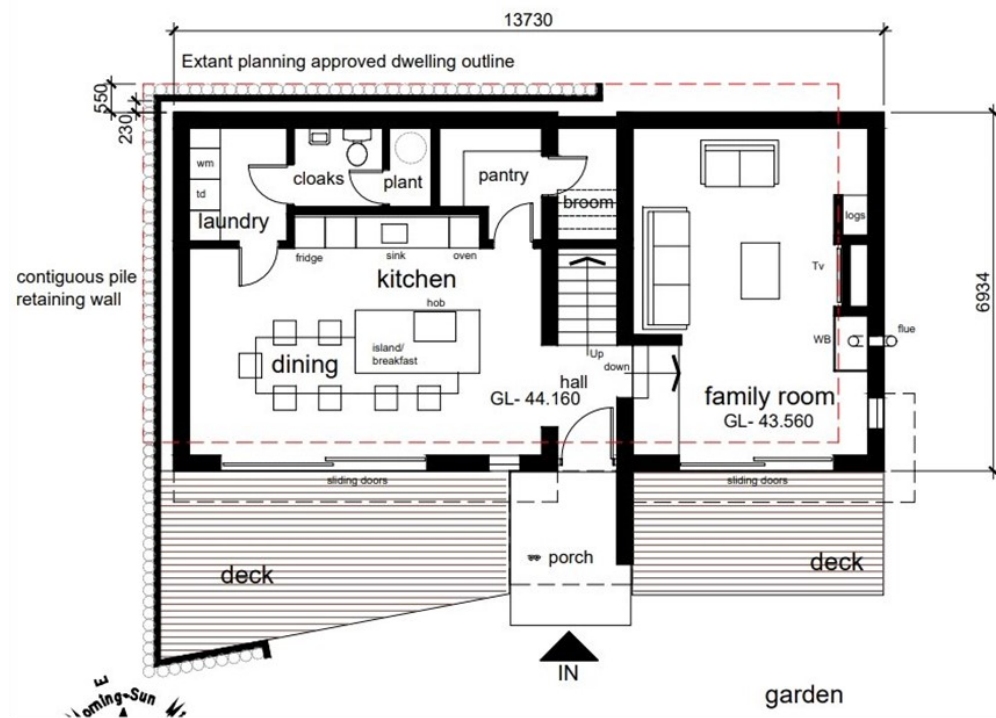




PREVIOUSLY APPROVED THREE-BEDROOM SCHEME – PA23/04161

For illustrative purposes only. This planning permission has since expired.

Floor plan for identification purposes only, not to scale







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