



Building Plot - Old Drovers Way, Stratton, Bude, EX23 9DZ

Guide Price: £165,000

Available 7 days a week

Building Plot Old Drovers Way, Stratton, Bude, EX23 9DZ

- o Building plot FOR SALE
- o Planning Permission for a contemporary three-bedroom detached home
- o Private access via “Old Drover’s Way” in a sought-after village setting
- o Additional Planning Consent secured for a one-bedroom cabin-style home
 - o CIL Exemption Available (subject to conditions)
- o Services installed including water, electricity and private sewage pump

Location

Located just off Old Drovers Way, the plot enjoys a highly desirable location, within easy walking distance of the charming and historic market town of Stratton. The area offers a variety of essential amenities, including a post office, pubs, hospital and a range of community services.

The thriving coastal town of Bude lies just five miles to the west, renowned for its sandy beaches, excellent surfing, extensive shopping, highly rated schools and wide choice of leisure activities, including an 18-hole links golf course. The surrounding coastline, designated an Area of Outstanding Natural Beauty, offers breathtaking clifftop walks, water sports and outdoor pursuits.

For broader amenities and travel connections, the bustling market town of Holsworthy is approximately 10 miles inland, while Bideford, around 28 miles to the northeast, provides further shopping facilities and access to the A39 North Devon Link Road. The town of Okehampton, on the edge of Dartmoor National Park and approximately 30 miles away, offers access to the A30 dual carriageway leading to Exeter with an international airport and access to the M5 motorway network.

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DESCRIPTION

Accessed via “Old Drivers Way”, the plot lies within the former walled gardens of Stratton Manor, creating a rare opportunity to create a bespoke property in one of Stratton’s most peaceful and sought-after locations. The site is fully serviced, with electricity, water, BT ducting and a mains-connected private sewage pump station already installed.

Planning permission has been granted for a contemporary three-bedroom detached home, as well as additional consent for a one-bedroom cabin-style dwelling if desired. All pre-commencement conditions have been satisfied, including the full site set-out for tree preservation (TPO) and root protection zones (RPZ), eliminating the typical pre-build delays and enabling immediate commencement.

Most purchasers are likely to focus on building the approved three-bedroom dwelling, as the plot offers substantial long-term residential value. However, the approved cabin presents an opportunity for holiday rental income or a cost-effective build. Potential applicants may also explore modular design-led alternatives, such as a Koto-style cabin (subject to planning), to fast-track a return on investment or create a compact, design-led coastal retreat.

APPROVED PLANS

The approved plans propose a contemporary two-story home set within a mature, tree-lined plot with parking for two vehicles. Once complete, the property will feature an entrance hall, sitting room, open-plan kitchen/dining room, utility room, WC, plant room, three well-proportioned bedrooms (including a principal bedroom with en-suite) and a family bathroom.

PLANNING PERMISSION

Conditional planning permission was granted by Cornwall Council on 17th August 2023 (Ref: PA23/04161) for the construction of a dwelling, representing a revised design to the previously approved scheme under application PA18/07303.

CIL LEVY

Please note that a Community Infrastructure Levy (CIL) liability of £19,089.02 applies to the development, payable by the developer. However, we understand that self-builders intending to occupy the property as their main residence for a minimum of three years may be eligible for a full exemption.

Interested parties are strongly advised to seek confirmation of eligibility and the application process directly from Cornwall Council.

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 sewage pump station is in place and connected to the mains.

WHAT3WORDS.COM

What3words: [///acoustics.uniforms.alas](https://www.what3words.com/acoustics.uniforms.alas)

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 Drivers Way, where the plot will be located on the left, behind Stratton Manor.

AGENT'S NOTE

Please note this is a CGI Visual showing the projected development.

VIEWINGS

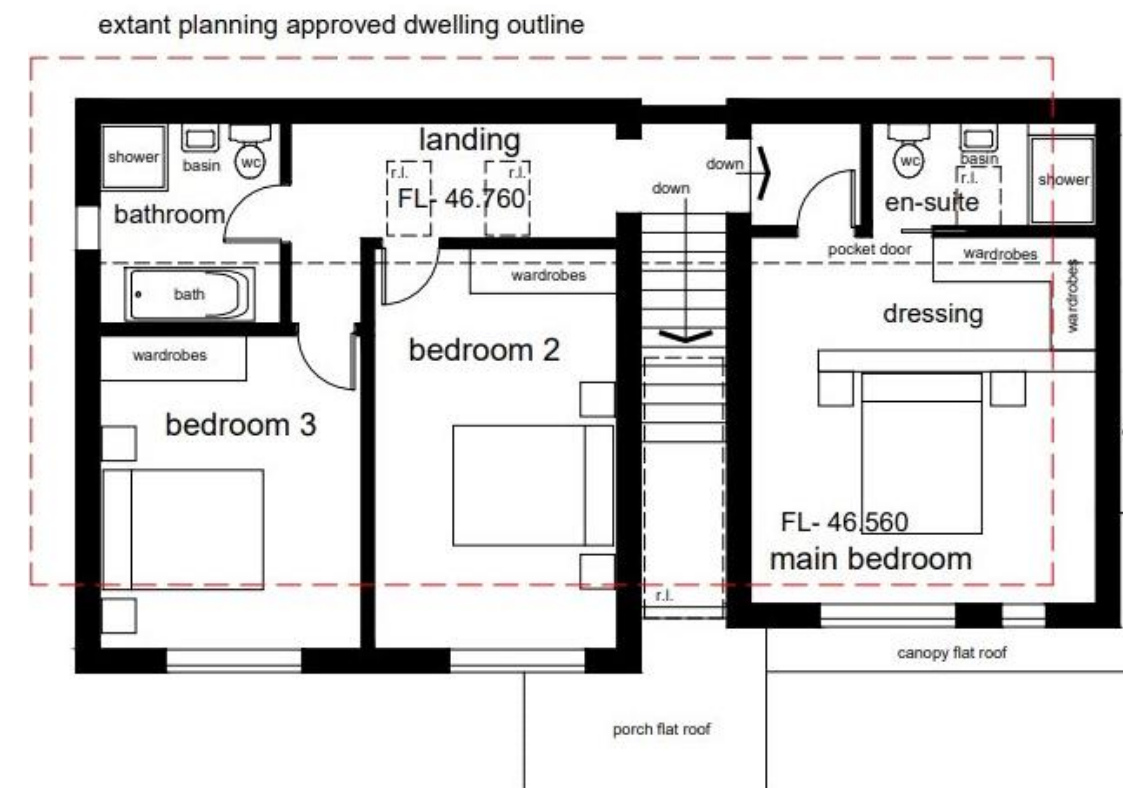
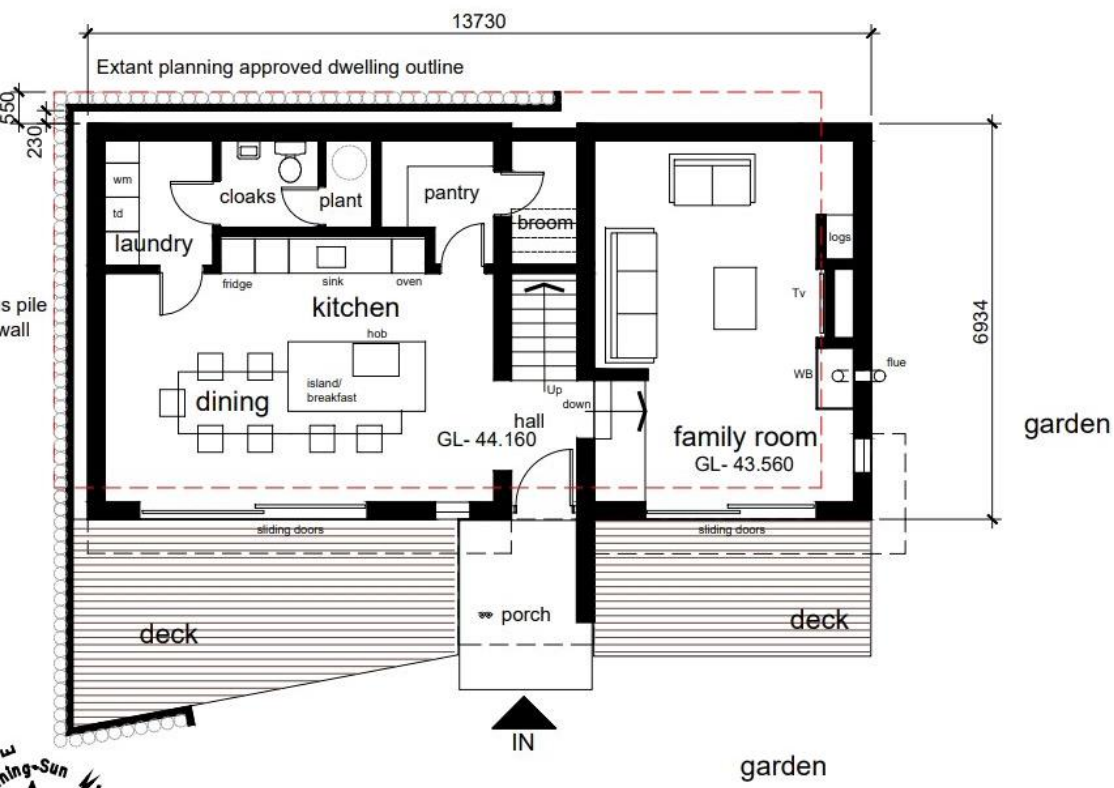
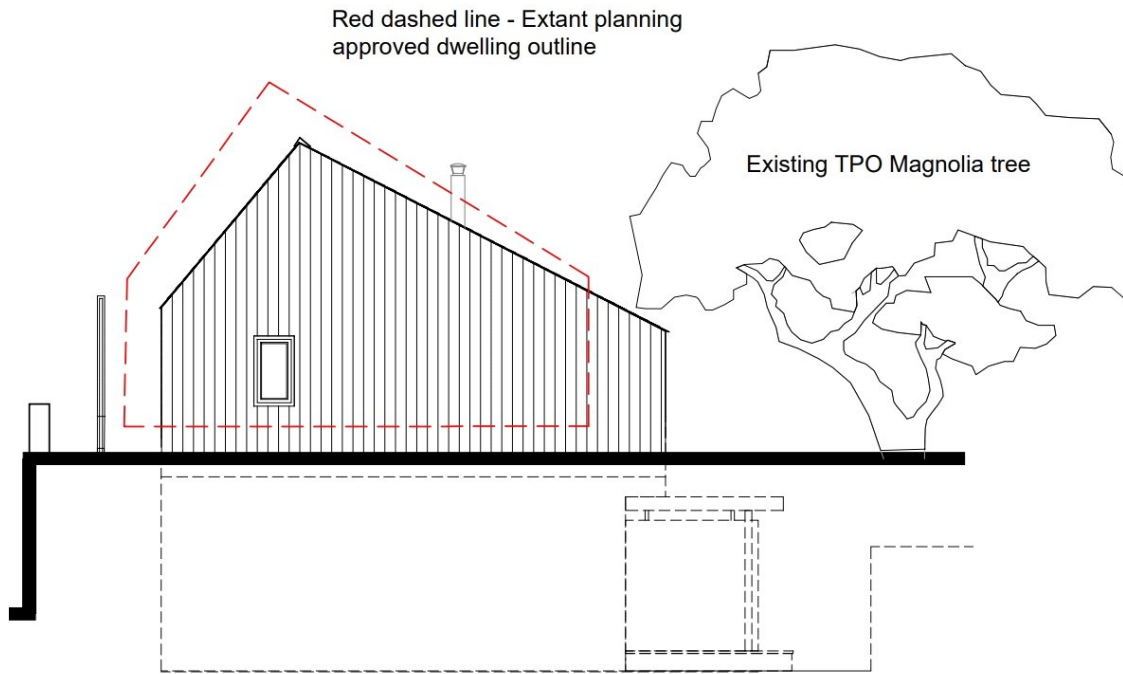
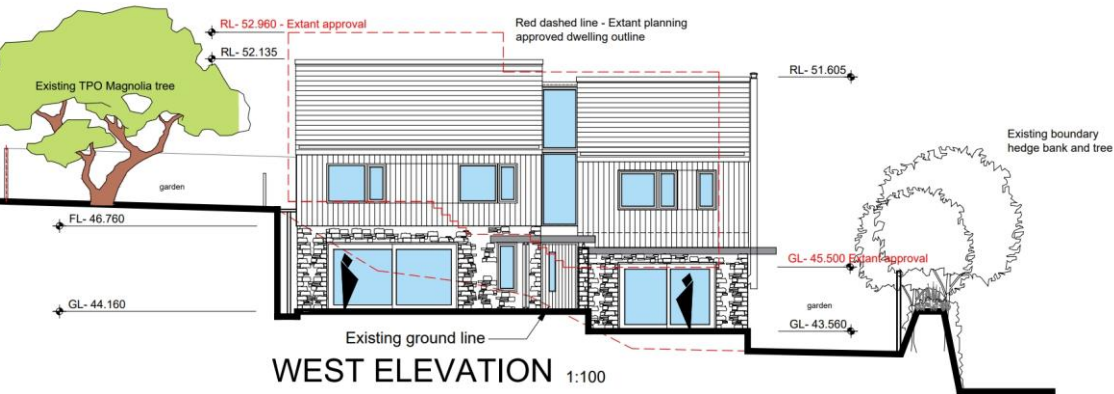
Please ring 01288 359 999 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.

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.

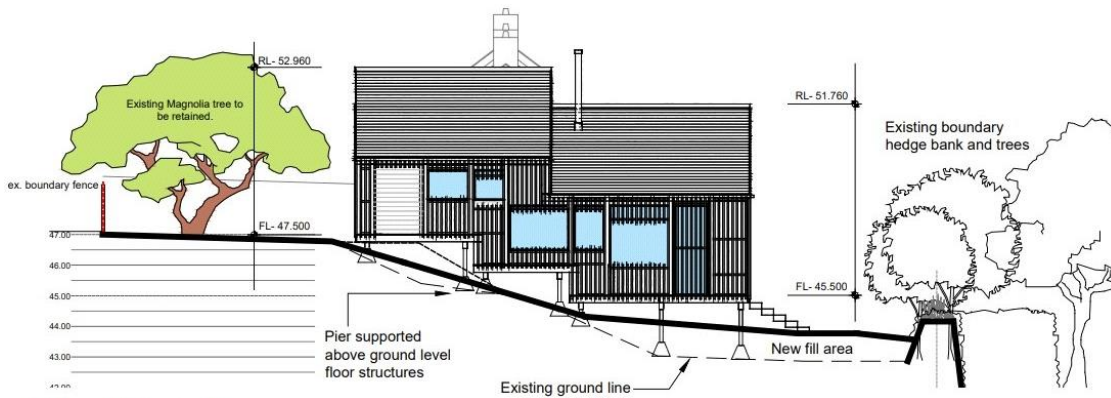


IMPORTANT NOTICE

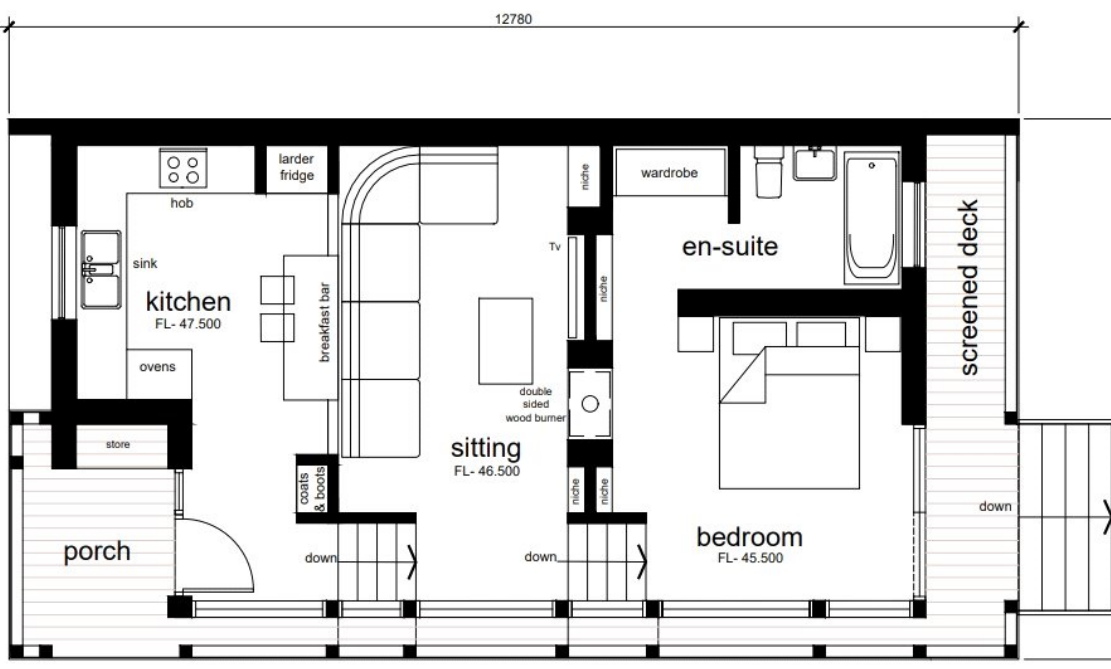
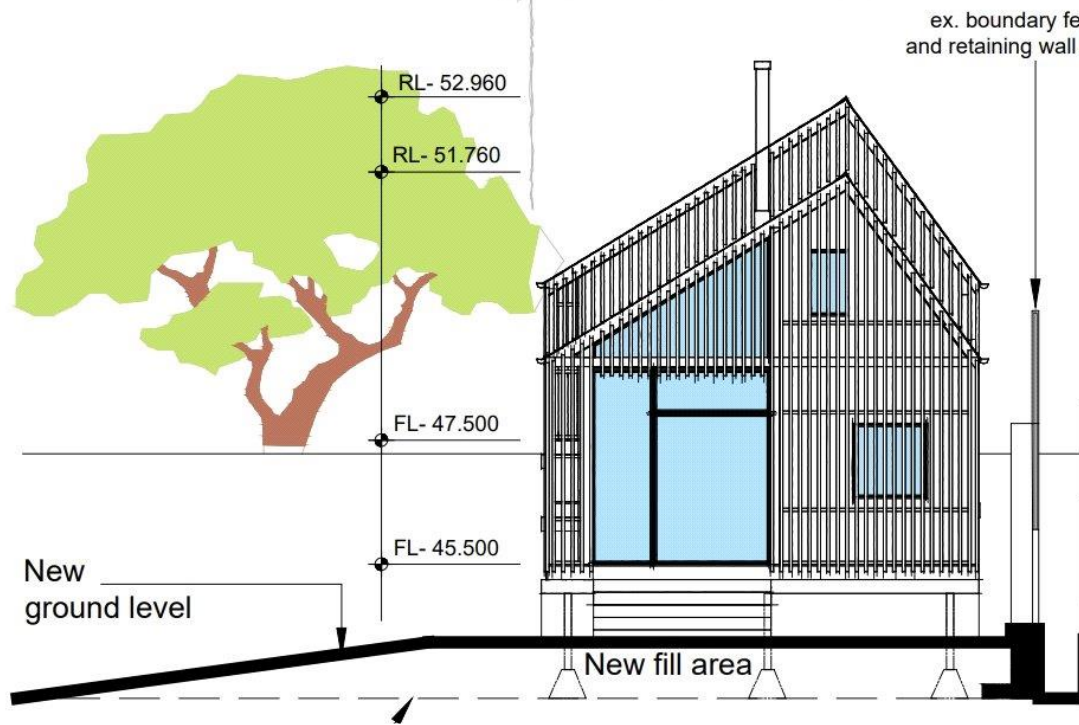
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West Elevation scale 1:100



Stratton Manor 1 to 7



Right of way across ex. drive to Stratton Manor flats to be maintained



Red dashed line - Extant planning approved dwelling outline



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Existing boundary hedge bank



garage

Scale 1:200



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