



**Pair of Development Plots, Poundstock, EX23 0AU** Asking Price **£525,000**

Available 7 days a week

# Pair of Development Plots, Poundstock, EX23 0AU

- Excellent development opportunity with far reaching countryside and sea views
- Matters reserved planning permission granted for a pair of detached properties
- Just 5 miles from the coastal town of Bude with excellent transport links into Cornwall or North Devon
  - Water, Electric and Drainage in close proximity

## Location

Found on the edge of the popular village of Poundstock. Approximately five miles south of the coastal town of Bude off the A39 'Atlantic Highway' which provides excellent access North to the towns of Bideford and Barnstaple and South further on down into Bude itself offers an excellent range of shops and a wide range of leisure opportunities, which include leisure pool, all weather floodlit tennis courts and an 18 hole links golf course. There are also two popular sandy beaches with exhilarating surf and both primary and secondary schools. The picturesque coastal village of Widemouth Bay is approximately three miles away where you will find two public houses, local shop, scenic coastal walks and an excellent sandy beach popular with surfers.

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## DESCRIPTION

A rare opportunity to acquire a pair of generously sized building plots with potential to create two large homes. Set in the picturesque rural parish of Poundstock, Cornwall the site comprises planning for two generous 4 bedroom homes in an Area of Outstanding Natural Beauty. The site boasts fantastic views over the rolling countryside and out towards the Atlantic Ocean.

The site is located just a short drive from the popular Cornish, coastal town of Bude, renowned for its beaches, surf, and vibrant community. The plot benefits from full planning permission for a pair of 4 bedroom, detached, reverse living properties both boasting sea views and west facing terraces.

Subject to the necessary planning consents, this plot presents an ideal opportunity for a developer to construct two high standard home in a highly sought after area.

This accessible site it sure to generate interest and with strong projected GDV's, it will appeal to a number of developers.

## PLANNING

Planning permission was granted by Cornwall County Council under cover of application number PA24/08841 dated 10<sup>th</sup> January 2025. Approved building of 2 no. detached houses.

A copy of the permission and associated drawing can be viewed on the Cornwall County Council website at [cornwall.gov.uk](http://cornwall.gov.uk).

## THE SITE

The development site has excellent access off the A39 with water, electric and drainage all presumed to be in close proximity. The site is

gently sloping to the west and features established boundaries on three side.

## PROPOSED ACCOMMODATION

The approved scheme provides for a pair of four-bedroom, four ensuite reverse living dwelling's, the master and the guest bedrooms both with feature dressing rooms, and are complete with offices, and a large, open-plan kitchen/dining room/living room on the first floor to benefit from the west facing views down to the coast and access onto the balcony.

The development site is currently mixed use with the residential gardens immediately adjoining the properties with parking provisions to the front. The rear of the plots is designated as agricultural however this may be possible to change to gardens (stpp)

## AGENTS NOTE

There is a small area of the site that has a uplift clause on and lasts until October 2026. This does not apply to where the current properties are situated.

## DEVELOPER CHARGES

The development will be subject to a Community Infrastructure Levy, payable in respect of this site. The existing floorspace will be taken into consideration during calculation of the chargeable amount. Buyers must satisfy themselves prior to purchase with regards to any potential charges due.

## PROPOSED FLOOR PLAN

The proposed floor plans are for identification purposes only.

## LAND PLAN

The land plan displayed is for indicative purposes only and should not be relied upon as a depiction of precise boundaries.

## SERVICES

Prospective purchasers must verify availability for any mains services required and the costs of connection of such services for themselves.

## WHAT3WORDS LOCATION

/// club.funky.riches

## TENURE

Freehold.

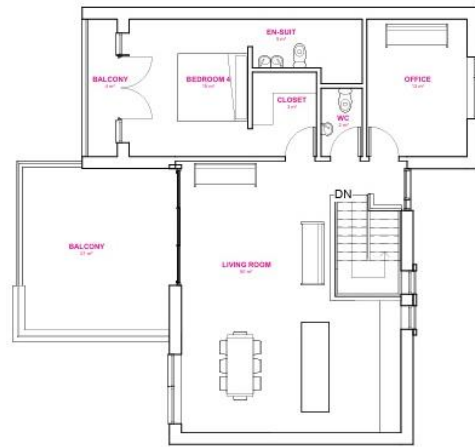
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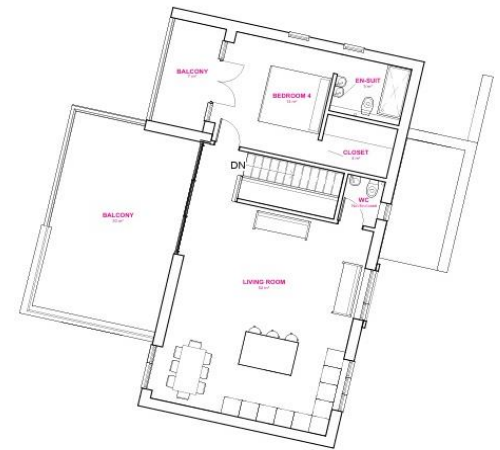
**L0 - PROPOSED**  
1 : 100



**L1 - PROPOSED**  
1 : 100



**L0 - PROPOSED**  
1 : 100



**L1 - PROPOSED**  
1 : 100

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