



Ocean View Road Development Land, Ocean View Road, EX23 8NJ

Guide Price **£850,000**

Available 7 days a week

Ocean View Road Development Land, 40 Ocean View Road, Bude, Cornwall, EX23 8NJ

- Prime location in the centre of Bude
 - 6 Open market houses
- Walking distance to the local beaches and amenities
 - Planning permission granted
- Collection of renovation and new build properties

Location

Arguably the most sought-after residential street within the town, Ocean View Road is within walking distance of popular sandy beaches, stunning coastal walks, public houses, restaurants and the town's 18-hole links golf course. Bude town centre is within easy distance and offers a wide range of commercial, education and recreational facilities including primary and secondary schools, range of independent and national shopping outlets and supermarkets.

The A39 'Atlantic Highway' is around 1 mile away and provides excellent road access north to the larger towns of Bideford and Barnstaple. Barnstaple offers modern shopping stores, theatre, hospital, technical college and access via the North Devon link road to the M5.

Bude 01288 359 999
bude@kivells.com

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DESCRIPTION

A rare opportunity to purchase a development site for 6 open market dwellings on one of the most sought-after roads in Bude. Reserved matters planning has been given for the construction of four new 3 and 4 bedroom, detached dwellings, and the renovation of the original school building into a pair of semidetached, 4 bedroom homes.

The site current features a range of additional buildings, which would need to be demolished to make way for the new properties, and an area of front and rear gardens.

Due to the popular location and scarcity of new properties on this road there is expected to be strong demand for the finished homes with healthy GDV once completed (estimated values available on request).

TENURE

Full freehold title is available.

LOCAL AUTHORITY

Cornwall County Council

AGENTS NOTE

The site offered for sale is for the first 6 dwellings as laid out in the Phased site plan found under the planning documents as - PHASE_PLAN-8569478

PLANNING

Planning consent was granted by Cornwall Council under cover of application number PA24/08183 28th March 2025. Residential development comprising 7 open market dwellings and access with all matters reserved. The architect who assisted the application was James Trewin of Trewin Architects, 1 Stanhope Square, Holsworthy, EX22 6DR.

The site is not elected for any on or off-site contributions during the build however it is specified that none of the properties are to be occupied until parking for the preschool and road access have been completed and signed off.

COMMUNITY INFRASTRUCTURE LEVY

Please note that the proposed development set out in this application may be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at www.cornwall.gov.uk/cil.

CONTRIBUTIONS

We have been advised that there are no, on or off-site contributions in relation to this development. However, we would advise that this is verified by yourselves or legal advisor.

SERVICES

There are mains utility services located in the vicinity, however prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.

WHAT3WORDS LOCATION

///beads.pianists.shorthand

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.

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.

BOUNDARIES

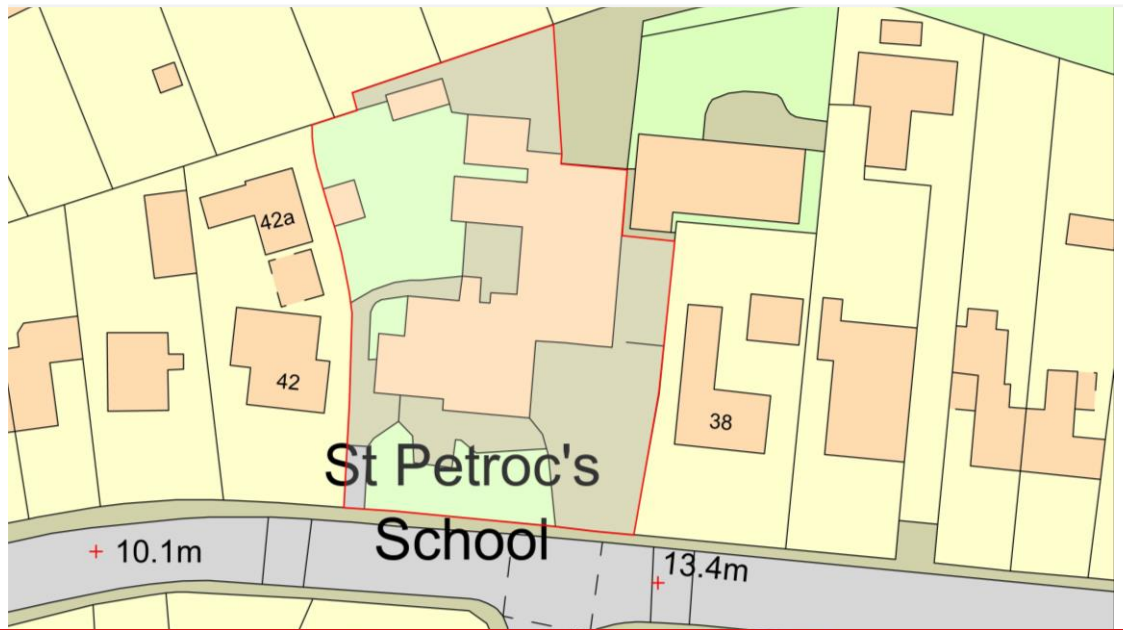
Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of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

IMPORTANT NOTICE

Kivells, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.