



Site For Three At Trelowarth, Cleavelands, Bude, Cornwall, EX23 8AB

Guide Price **£400,000**

Available 7 days a week

Site For Three At Trelowarth, Cleavelands, Bude, Cornwall, EX23 8AB

- Generous, level site for three open market dwellings
 - Planning permission granted
- Quiet, yet convenient, no through road location
 - Mains services in close proximity
- Walking distance to the local beaches and amenities

Location

Located on Cleavelands, just off the main route into town, the site enjoys excellent access to the local supermarkets and the comprehensive school, both of which are within a walking distance. Slightly further away, the town centre offers a wide range of facilities, including a primary school, post office, a selection of local shops and national chains.

From here, lovely walks can be enjoyed to Summerleaze Beach and along the coastal paths, with Widemouth Bay to the south and Northcott Mouth to the north. Bude itself lies on the A39 Atlantic Highway, with Newquay and its international airport to the south and Bideford and Barnstaple to the north.

Bude 01288 359 999
bude@kivells.com

Available 7 days a week



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DESCRIPTION

A rare opportunity to purchase a phased development of three open market dwellings located in Cleavelands area of Bude.

Given the opportunity at hand and location and size of the site, it is sure to appeal to a myriad of buyers including developers and those seeking self-builds.

The development will be accessed via Treleven Road, and has already been connected to drainage for both surface water and sewage.

TENURE

Freehold

LOCAL AUTHORITY

Cornwall County Council

PLANNING

The appeal is allowed and planning permission is granted for phased development of three dwellings, together with associated works at land at Trelowarth, Cleavelands, Bude EX23 8AB in accordance with the terms of application Ref PA22/07517, dated 16 August 2022.

Decision date: 29 November 2024

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

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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

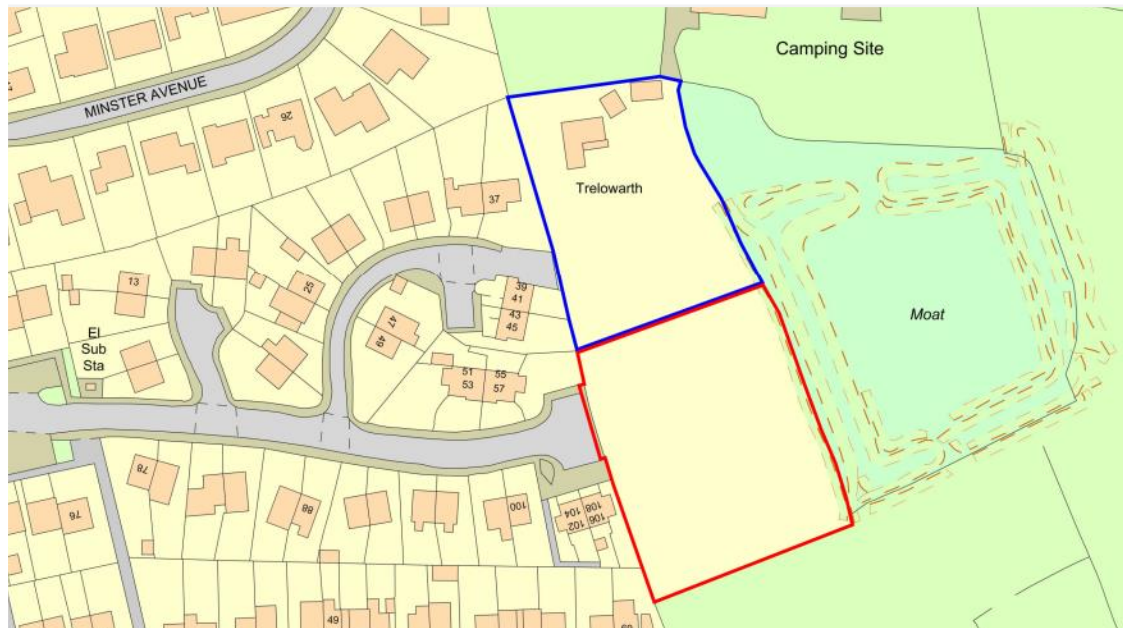
Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of 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.