



Land At Wainhouse Corner, EX23 0BA Guide Price £350,000

Available 7 days a week

# Land At Wainhouse Corner, Bude, Cornwall, EX23 0BA

- Detailed consent granted for 14 x 800 / 850 sq ft B1 / B8 units and 3 x live / work units
  - Granted direct access off A39 into level site
- Consented use B1 / B8 light industrial and storage use
  - Situated beside popular hamlet with post office / convenience store, pub and petrol filling station

## Location

The land is in Wainhouse Corner beside the A39 Atlantic Highway. Wainhouse Corner is a rural hub with roads leading in six directions towards the coast and the hinterland of the village. Consequently the village supports a popular public house, post office / convenience store, petrol filling station, breakdown servicing garage with a number of major franchises and one or two other businesses serving the rural area.

With centres at Bude, Launceston and Camelford roughly equidistant from Wainhouse Corner, same is a superb and convenient location for small industrial units providing for light industry and storage.

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## DESCRIPTION

Rare commercial opportunity with detailed planning consent granted for fourteen light industrial B1/B8 units and three live work units. Detailed consent has been granted which includes access directly onto the A39.

A high visibility location with excellent end user demand.

Within these details is a plan highlighting the fourteen units forming an L-shape around a central area with a hundred parking spaces and beyond the three live work units.

## PLANNING CONSENT

Outline planning permission was granted by Cornwall Council for the fourteen light industrial units together with three live/ work units under cover of Application and Decision Number PA19/08073 dated 5th June 2020.

On 7th February 2023 approval of Reserve Matters was granted under Application Number PA21/11368 and a copy of this may be obtained from the Agents upon request or downloaded from the Cornwall Council Planning Department portal.

Prospective purchasers are advised to view the planning documents and seek their own professional advice prior to making an offer.

## SERVICES

Mains electricity and water are available to the site. Sewerage is by connection to adjoining sewerage treatment works.

## ACCESS FROM A39 ATLANTIC HIGHWAY

A deed of Easement by Cornwall Council has been granted to the Vendor together with a Section 278 Agreement dated 26th January 2023 for the purposes of forming the appropriate entry access off the A39 together with associated works. The Vendors have paid a bond for the enabling power and highway works given the trunk road status of the A39.

The Vendors will reserve right to access through the estate to inner land via the retained part of the eastern field. A copy of the Deed of Grant of Easement and Section 278 Agreement is available from the Agents upon request.

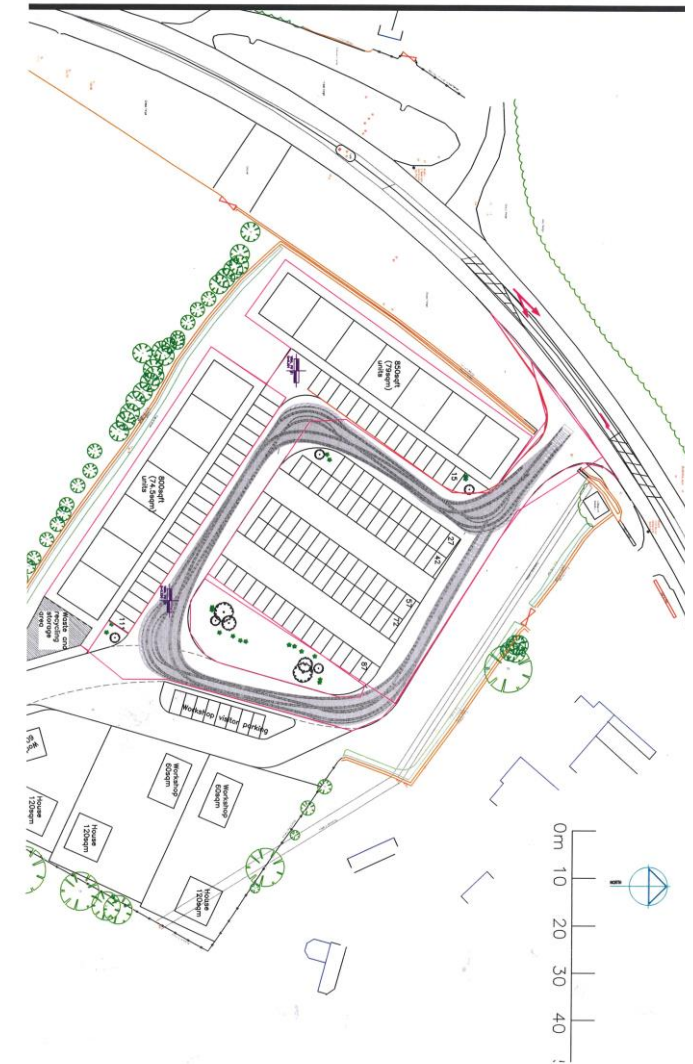
Along the southern boundary of the frontage field a 150mm ransom strip will be retained for the length of the boundary.

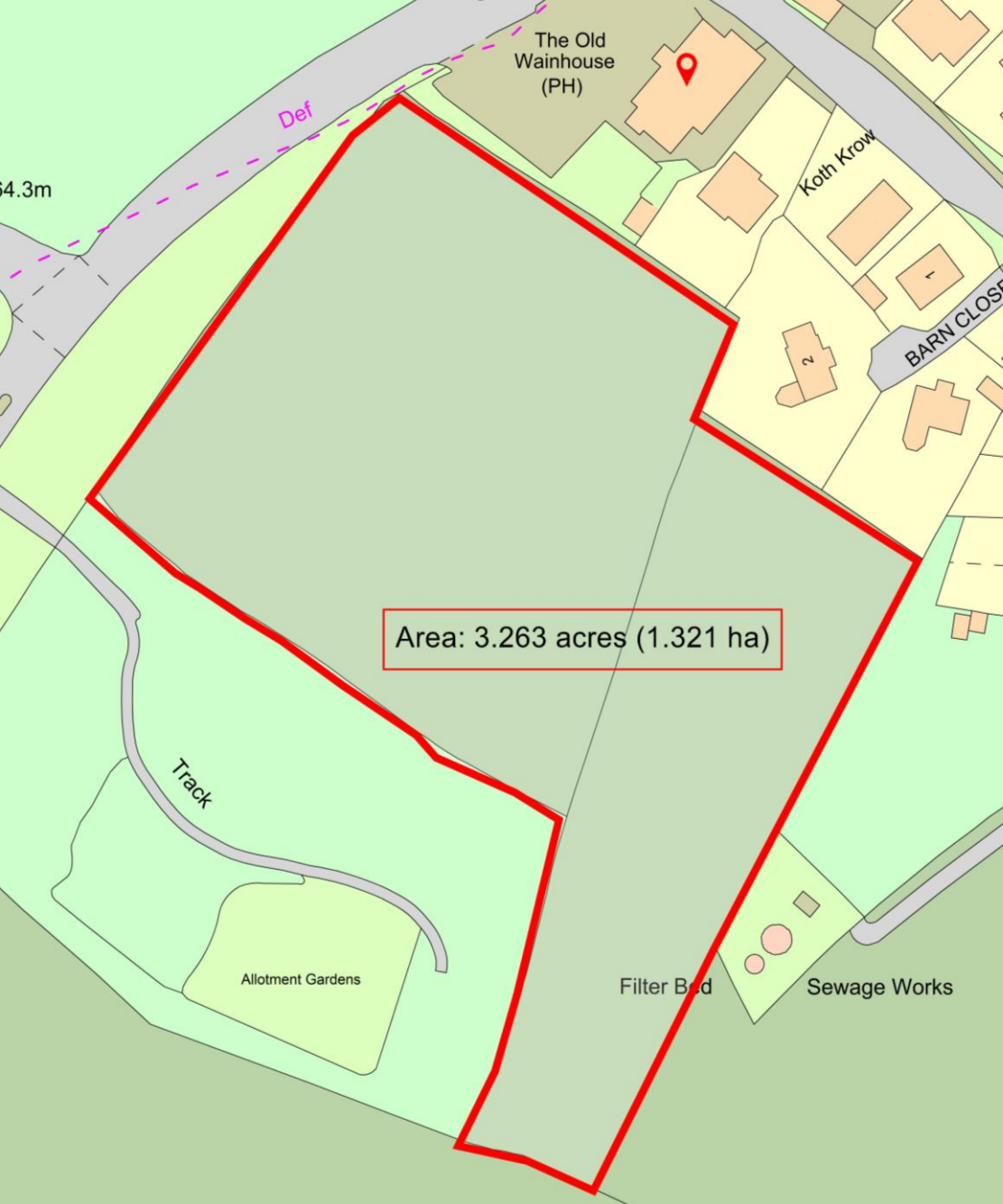
## LIVE WORK UNITS

These are conditioned on the basis of completion of the development of the workspace ready for occupation before the residential floor space is occupied and the residential use shall not commence until the business use in line with Classes B1 and B8 has been established.

## DIRECTIONS

What3words - [armful.credible.compress](https://www.what3words.com/armful.credible.compress)





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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.