



Land at Overdale, Bowden

Stratton, Bude, Cornwall, EX23 9BJ

Price £500,000

- Rare and unique development opportunity
- Popular town location, close to coast
- The site measures approximately 1.1 acre
- 8 x Detached , 2 x Semi Detached
- ALL OPEN MARKET - No affordable, no CIL Liability



The property professionals

Land at Overdale, Bowden, Stratton, Bude, Cornwall, EX23 9BJ

An exciting opportunity to acquire an enclosed plot in the sought after town of Stratton, only a couple of miles from coastal Town of Bude with its popular surfing beaches and amenities.

The site has a live planning permission for 10 full residential, open- market dwellings with garaging. It is understood that there is no CIL payment liable or S106 units as the original planning was prior to such policies being in place.

Each plot will benefit from its own private garden, off road parking and garaging. Could this be one of the last of such sites available?

DIRECTIONS

From the centre of Bude, proceed out of town along The Strand and turn left at the mini roundabout. Continue on this road until reaching the A39, at the roundabout turn left onto the A39 and take the first main turning on the right-hand side signposted towards Stratton and proceed down into Stratton. Pass Congdons on your left and take the right-hand turn into Union Hill, then first left into Bowden Lane and the site will be located a short distance along on the left hand side.

THE LAND

The site is a gently sloping area of pasture land on the edge of Stratton with vehicular access from Bowden Lane. The site measures approximately 1.1 acre.

PLANNING PERMISSION

The planning consent is for eight detached houses and a pair of semi detached houses, the planning permission was originally granted under the decision No. 1999/1333 dated 21st August 2001. A certificate of lawfulness was granted on 5th March 2025 under the application number PA24/09663 for the commencement of works for proposed construction of one dwelling on plot 1.

We are therefore advised that by way of commencement the planning is live in its original form. However, we urge all buyers to seek confirmation from their own advisor.

CIL Community Infrastructure Levy

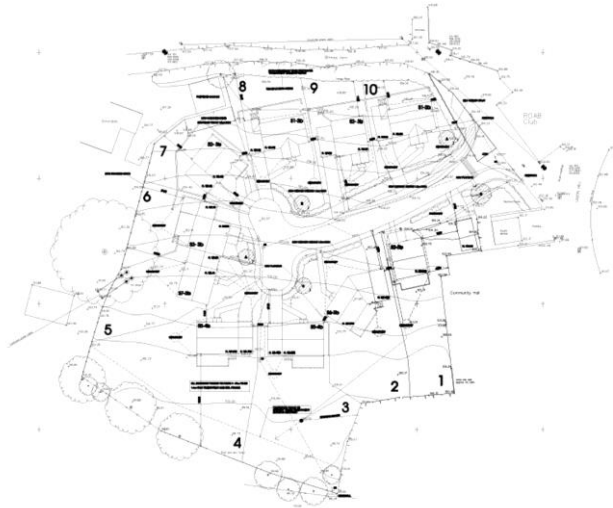
Please note that the proposed development set out in this application will not be liable for Community Infrastructure Levy (CIL)

LOCAL PLANNING AUTHORITY

The local planning authority is Cornwall County Council and all plans and documents quoted can be viewed by searching for their online planning portal via www.cornwall.gov.uk

TENURE

Freehold



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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