

OPEN 7
DAYS A WEEK



INDICATIVE LAYOUT PLAN:
2 no. dwellings 1:100

Building Plots, 23 Trevella Road,
Flexbury, Bude, Cornwall, EX23 8NA



Overview

A rare opportunity to acquire development land in this highly desirable location with outline planning for two detached dormer bungalows enjoying superb countryside views.

Guide Price £350,000

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INDEPENDENT ESTATE AGENTS *The key to moving*

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SITUATION Trevella Road is located within a sought after residential area lying towards the outskirts of this popular coastal town which supports a convenient and extensive range of shopping, schooling and recreational facilities. Bude itself lies amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and with a number of popular safe sandy bathing beaches lying close at hand. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

DIRECTIONS TO FIND From Bude town centre proceed out of the town towards Poughill along Golf House Road passing Flexbury Church on the right hand side and continue around the sharp right hand bend and take the next left hand turning into Trevella Road and proceed to the top of the road whereupon the site will be found on the left hand side.

Planning - Outline planning has been approved for two detached dormer bungalows. The agent can provide copies of the proposed site plan which can also be accessed via planning.cornwall.gov.uk under application number PA17/10160.



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