

# LAND SUITABLE FOR ONE DETACHED DWELLING WAINHOUSE CORNER NR BUDE EX23 0AZ

- Outline Planning Permission PA24/05279 - For the construction of up to two dwellings
- Beautiful countryside and distant sea views
- Guide £127,500

*view from boundary looking north*



## THE PLOT

This well located development opportunity benefits from planning permission for up to two dwellings but probably lends itself as more suitable, for a single detached dwelling.

The land which is approximately square in shape, is located on the northern fringe of Wainhouse Corner, is level and extends to c. 0.07 hectare / 0.17 acres with established boundaries. The approved access is approximately in the same position as the existing access with road frontage onto the A39.

Beyond its north and west boundaries the plot benefits from beautiful countryside and distant sea views.

A bus service (No.95) serves Wainhouse Corner running between Bude to the north and Wadebridge to the south via Crackington Haven on the coast.

## WAINHOUSE CORNER, NR BUDE

The hamlet of Wainhouse Corner provides every day essentials with a convenience store and Post Office, along with the popular Old Wainhouse Inn. The plot is situated just three miles from the stunning Crackington Haven beach and approximately 8 miles south of Bude via the A39.

Bude offers extensive sandy beaches, superb coastal walks along the spectacular North Cornish coastline or a more sedate walk beside the historic Bude canal. The town is served by several supermarkets and offers a wide choice of restaurants, cafes, a variety of shops, and many leisure activities close at hand.

Wadebridge is situated approximately 20 miles to the south via the A39.

## PLANNING & TECHNICAL

Cornwall Council granted outline planning permission 23/10/24 under application PA24/05279 with all matters reserved other than for access, for the construction of up to two dwellings, land north east of Trenrose, Poundstock, Bude, EX23 0AZ.

Of note Condition 13 of the planning permission states that each residential unit in the development hereby permitted shall be constructed as a self build dwelling.

The development will be liable for a charge under the Community Infrastructure Levy Regulations 2010, certain exemptions are available including for “self builders”, interested parties should contact Cornwall Council to confirm.

A planning information pack is available from KLP on request, supplied via a Drop Box link. Interested parties will need to make their own inquiries with regard to services and drainage.

## METHOD OF SALE

The freehold is offered for sale by Private Treaty. Guide £127,500

## VIEWING

You can view the plot from the road. If you wish to walk the land please contact the sole agents KLP to confirm your intention to view.

**what3words:** pays.bikes.idealist



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**REF: 1044/DH/R3**



keystone  
architectural & planning consultants

NOTE: Drawings are copyright protected and may not be reproduced or used without the prior consent of the designer. Plans have been provided as to achieve Planning or Building Regulation consent only. All dimensions and levels to be checked on site. Please notify us immediately should any inaccuracy or mistakes on plan be apparent.

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the mark of  
property  
professionalism



Existing hedgerows bushes and trees to be retained and will not be affected by the proposed build platform. All existing trees and hedges are more than 2m away from the build platform, please see accompanying ecology report.

Indicative build platform to be confirmed at reserved matters stage.

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Gardens and grounds finished in natural finishes details to be confirmed at reserved matters application stage.

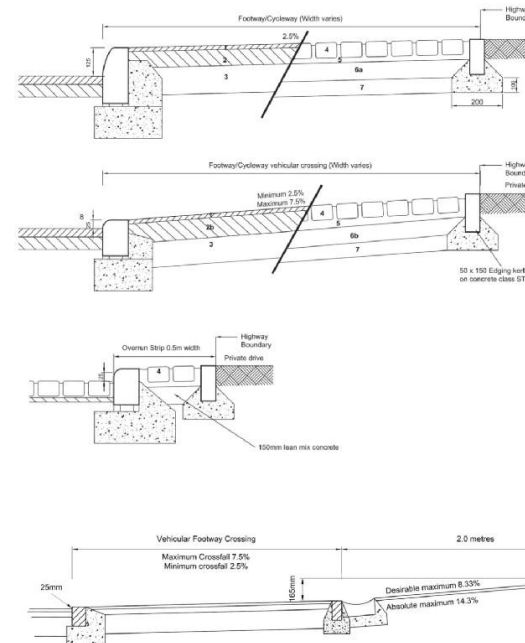
Adequate space on site to facilitate the functional parking and turning within the site as to allow vehicles to enter the highway in forward motion. Access point to be located within an existing natural break in the existing road frontage hedgerow. Whilst access is a reserved matter, the indicative plan confirms that suitable access can be achieved.

Newly constructed dwelling of Trenrose as permitted under PA22/08680

Pavement to details attached.

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Existing lay-by and bus stop, set off highway. Bus shelter to be set back 1000mm back to allow pavement to front.



Pavement Details  
NTS @ A3

- NOTES:**
- Footway/Cycleway Construction for flexible surfaces**
- 20mm AC6 dense surface 100/150 (PD 6801 Annex B)
  - 40mm AC20 dense binder course 100/150 (PD 6801 Annex B)
  - 150mm AC20 dense binder course 100/150 (PD 6801 Annex B)
  - 150mm Granular sub-base material Type 1: SHW CI: 853
- (SMA for surface course requires the specific approval of the Engineer and only to be laid with anti-pond)
- Footway Construction for Block Paved Surfaces**
- 40 - 65mm concrete block or clay pavers
  - 30mm natural sand bed
  - 40mm of 25mm dense binder course
  - or 150mm for vehicular crossings
  - 150mm Granular sub-base material Type 1: SHW CI: 853
- General Notes:**
- All organic matter to be removed from formation
  - Formation to be treated with CC approved weed killer
  - All edges to be saw cut
  - All exposed drains shall be protected in accordance with CC requirements
- Overrun Strip Notes:**
- This detail is used for new shared surface environments around the total perimeter of the highway. Hence private overruns are located at any point but must be agreed by design with CC. Private drive restrictions apply.
  - Upstand: 250mm for vehicular crossing  
down for pedestrian crossing with tactile  
down for pedestrian crossing without tactile

- NOTES:**
- Private drive gradients more than 8.33% (1 in 12) require agreement of the Highway & Planning authorities.
  - The gradients shown for the private drives should only be used on steeply sloping ground.
  - The back edging at the rear of the footways shall not be lowered at vehicular crossings without approval of the Highway Authority.
  - Loose granular material must not be laid to private drives adjacent to the carriageway.

DRAWING No: AC/00/4248 3B

DATE: 18/09/2024

SHEET TITLE:  
Indicative Site Plan  
1-200 @ A3

PROJECT ADDRESS:  
Land east of  
Trenrose  
Wainhouse Corner  
Bude  
EX23 0AZ

FOR: A Cory

NO.	DESCRIPTION	DATE

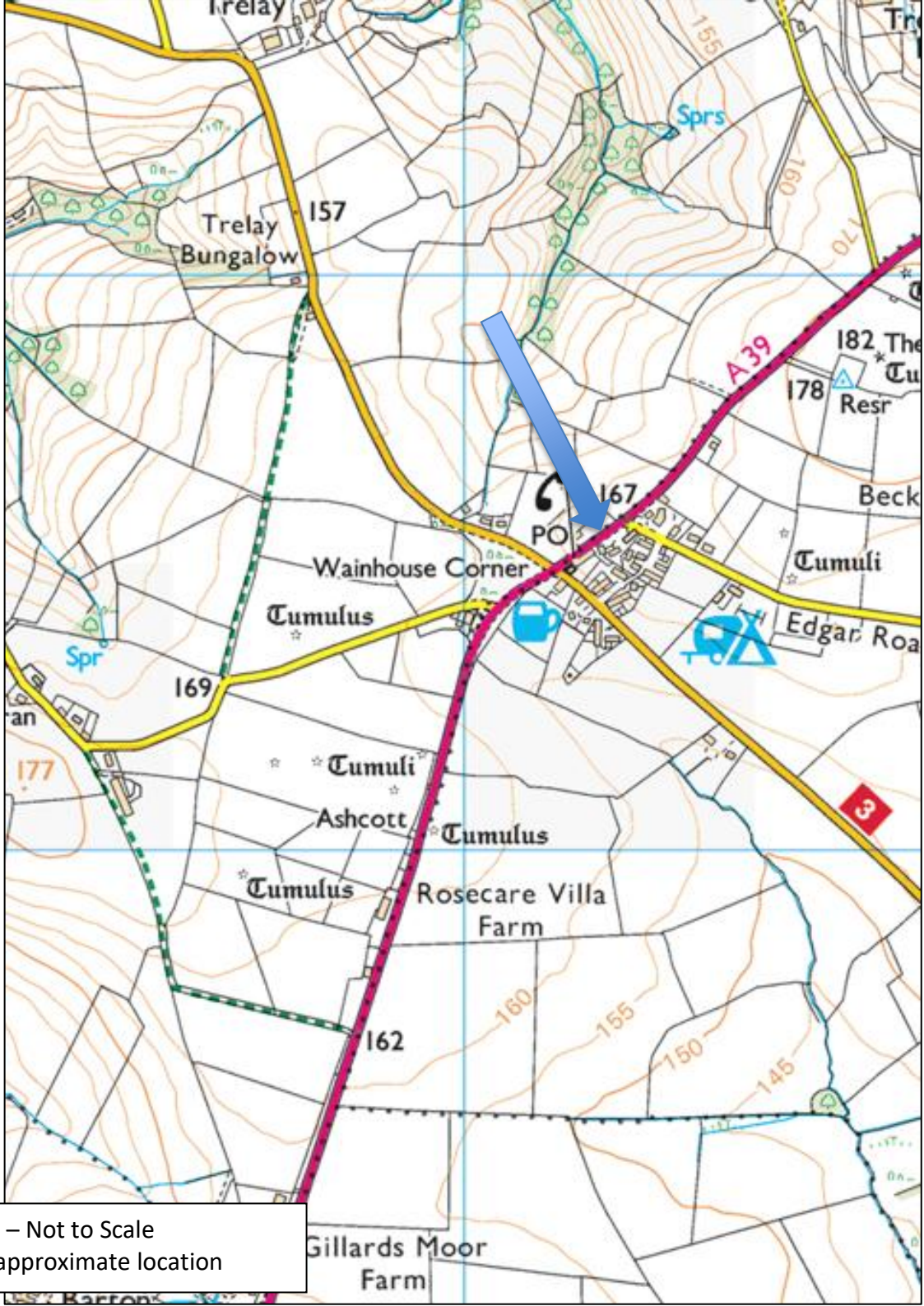
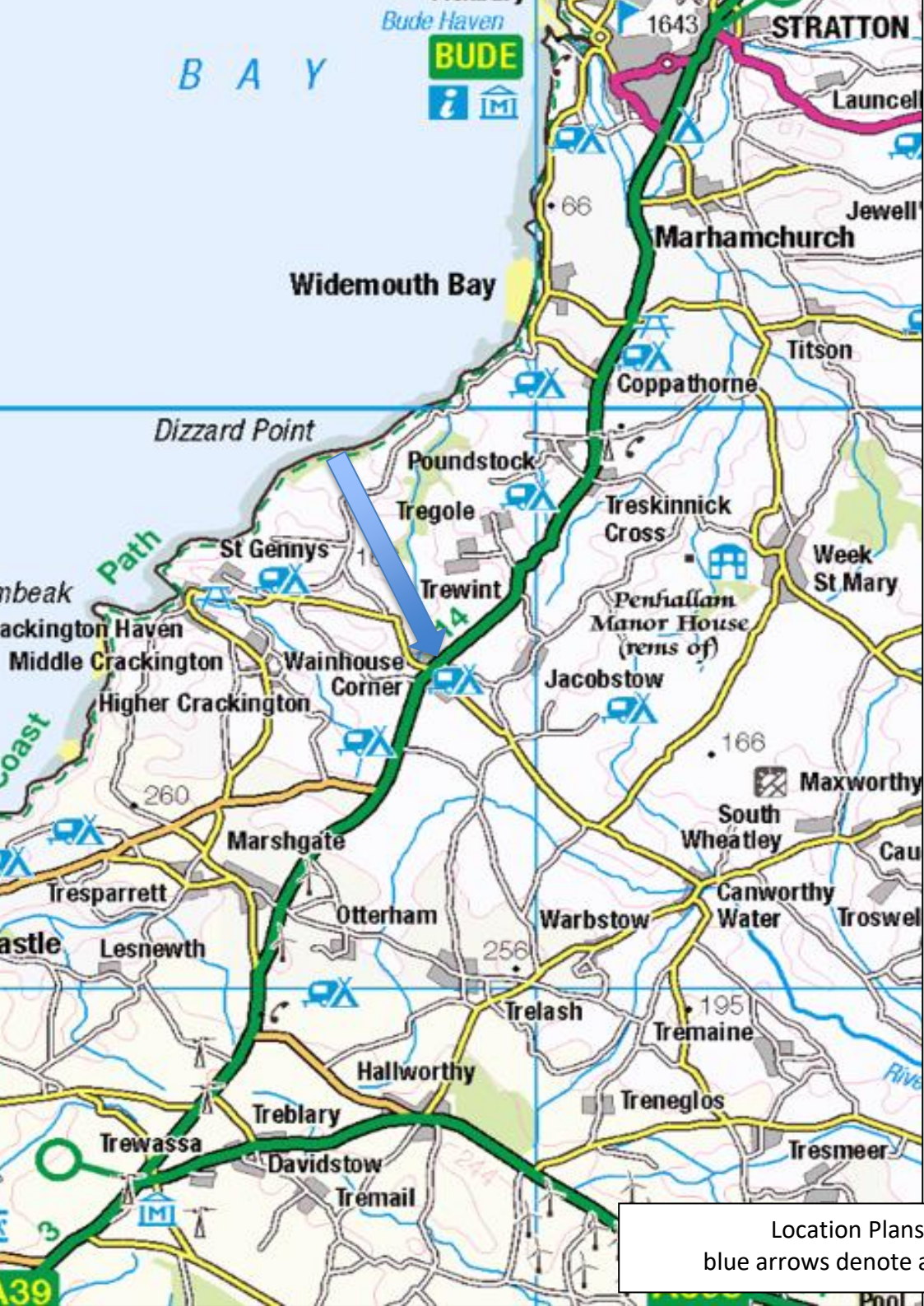
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Indicative Site Plan – Not to Scale  
approximate boundary marked in red





Location Plans – Not to Scale  
blue arrows denote approximate location





*road frontage and access*



*existing access*



*road frontage*



*view across land towards access*





*view across land looking north*



