



## WIDEMOUTH BAY LAND FOR DEVELOPMENT (STPP), WIDEMOUTH BAY, BUDE, EX23 0DJ

The gently sloping site is on the lower part of the holiday village and is afforded views over Widemouth Bay towards Bude. The land was subject to Pre Application advice in January 2023, which was design led and following this it is considered viable to offer to developers who wish to explore a an application, based on up to 30 holiday homes. Access will be via the existing site, which will be upgraded as part of this re-development.

- **4.9 ACRES FOR DEVELOPMENT OVERLOOKING WIDEMOUTH BAY (STPP)**
- **PRE APP DESIGN SCHEME FOR 30 HOLIDAY HOMES**
- **ADJACENT TO EXISTING HOLIDAY VILLAGE WITH RESTAUARANT & POOL**
- **CONDITIONAL OFFERS SOUGHT, BUYER LED OPTION AGREEMENT**
- **CLIENT TO RETAIN HOLIDAY VILLAGE AND RESTAUARNT / POOL (GROUND RENT INCOME)**
- **EPC - N/A**

**£1,750,000**

**LOCATION:**

Overlooking Widemouth Bay on the outskirts of Bude in North Cornwall. Bude is a popular holiday / second home location, given its in town amenities and several expansive beaches.

**DESCRIPTION:**

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**TENURE & METHOD OF SALE**

Freehold. Sale of land as an asset.

**BUSINESS:**

We understand the holiday village has been trading since the 1960's, the units are sold away and our client receives the ground rent income. There are 93 in total we are advised are privately owned and are for holiday use.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**SERVICES:**

To the holiday village, further detail on site inspection.

**BUSINESS RATES:**

Not applicable.

**ENERGY PERFORMANCE CERTIFICATE: Not applicable.****VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

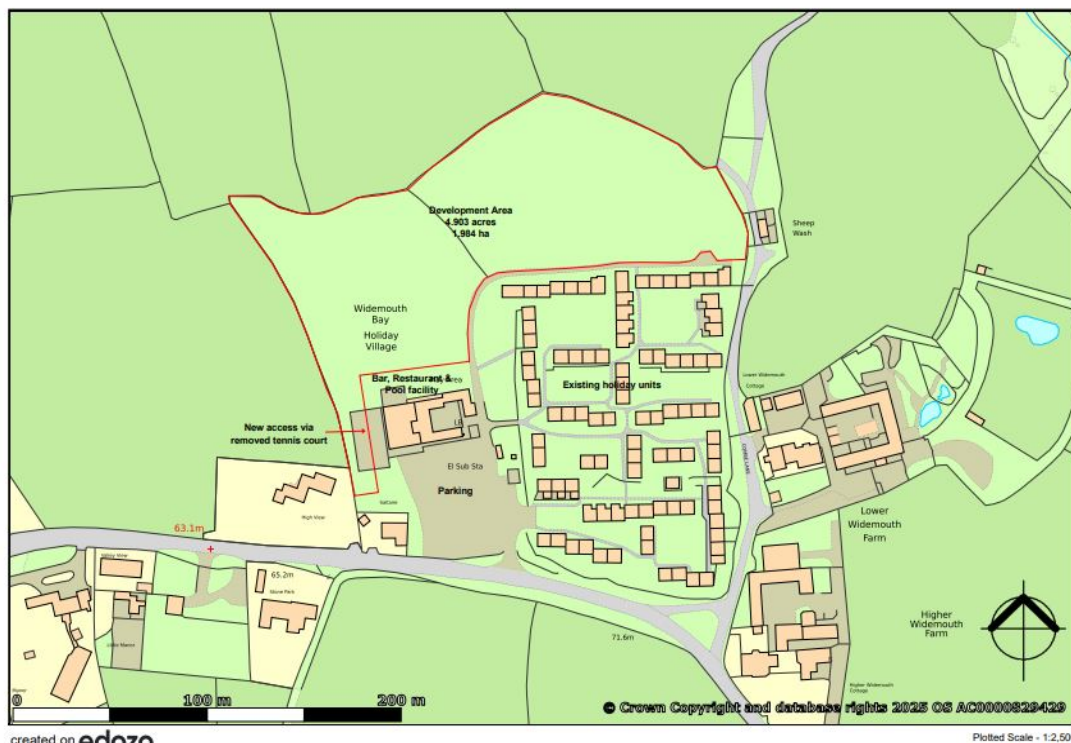
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Land for Development, Widemouth Bay Holiday Village, Widemouth Bay, Bude, EX23 0DJ



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