



Development Lodge, Howards Lane, Stratton, Nr Bude, Cornwall, EX23 9NR

Guide Price £200,000

Rare Travellers Rural Development Site

An opportunity to purchase a rare travellers rural development site with open countryside views situated within 1.74 acres on the outskirts of Stratton, Bude.

A unique lifestyle offering freedom, seclusion and long term potential in an increasingly restricted planning environment.

Offered to Auction Tuesday 31st March 2026 if not Sold before

Description:

A unique opportunity to purchase 1.74 acres of a traveler's site and pastureland. The site benefits from an established travellers licensing, a planning classification that is becoming increasingly restricted nationwide. On the site there is an old Tractor Barn which has been converted, a large barn, shipping container lockup & a static caravan.

There is a fresh Borehole situated on the land with a filtered system benefiting from hard standing & the electric is from a generator which also supplies lighting to existing static.

There is hard standing for vehicles, with one barn suitable for storage.

The Land is currently arranged with multiple units and working areas, offering use for residential, storage or alternative lifestyle purposes.

A range of existing structures provide functional utility for storage, workshops or an off grid system.

Internally the accommodation areas reflect the site's authentic, practical nature and offers scope for upgrading or reconfiguration.

Key Features:

- Private Gate Access
- Countryside & distant sea Views
- Discrete Positioning
- Established Site Use

Key Highlights:

- Registered Traveller Status for 1 household on top part of the land where the existing site is situated.
- Multi- Unit Arrangement
- Community Style Layout
- Flexible Long Term Use

Benefits:

- Open Rural Views
- Natural Screening
- Strong Boundary Definition
- Outlook Security

**Access:**

There is access directly off the road to the land and access to the pastureland which has been used for livestock.

The site opens up into a private self contained setting which is surrounded by open countryside.

Location:

The Property has direct access of an adopted highway off the A3072 onto Howards Lane.

What 3 Words:

///boxer.students.perfected

Right of Way:

We are advised that there are no right of ways which cross the land.

Designation:

There is planning permission granted for a lodge, which must not be built on site but to be transported in 2 halves up to the dimensions as per the scaled architects drawing, planning is allowed up to 2027.

Tenure:

Freehold with Vacant possession.

Local Authority:

Cornwall Council

Solicitors:

Hayley Turner- Bennetts Solicitors, Barleywood Stables, Long Lane, Wrington, BS40 5SA



Strictly and only by prior appointment through the Vendors Sole Agents
Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.
Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect
your interest in the property in order that you do not make a wasted journey.

There is no uplift clauses.
There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion.

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