



**Rare Rural Travellers Development, Stratton, Nr Bude, Cornwall, EX23 9NR**  
**Guide Price £180,000**

**RARE TRAVELLERS RURAL DEVELOPMENT SITE**

A unique opportunity for one traveller/ gypsy family to build a lodge with open countryside & sea views 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 at 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT

### Description:

A unique opportunity to purchase to acquire an established residential Traveller Development extending to approximately 1.74 acres enjoying open countryside and sea views, set within one of North Cornwall's most desirable coastal locations close to Bude and it's beaches.

Orchard Studios combines licensed residential travellers status, approved planning permission, privacy and existing infrastructure offering a high-quality rural lifestyle with planning certainty already in place.

### Site:

The approved residential area occupies a level former sand school, providing a substantial flat hardstanding base for the permitted lodge. The layout offers excellent access, turning space with ample room for vehilces, caravans and ancillary structures while being inline with the established site use.

### Key Features:

#### - Planning Permission for a Rare Travellers Rural Development

- Wide Private Gate Access from private road
- Countryside & sea Views
- Discrete Positioning
- Established Site Use
- Apple Orchard & Wild Fruits
- Hardstanding for heavy vehicles
- Borehole with Filtered System & freshwater

### Key Highlights:

- Multiple barns and outbuildings, including a converted former tractor barn.
- Additional barn and storage buildings
- Lock-up Container
- The Site is operated off- grid by choice with the option to connect to mains electricity if desired.
- The site is fully established and immediately usable, offering flexibility for long term residential use.

### Benefits:

- Open Rural Views
- Natural Screening
- Strong Boundary Definition



### 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.

The local amenities/ schools, medical centre and shop. There are many attractive beaches within a close distance.

### 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, the development is to be **completed by January 17th 2028**.

### Tenure:

Freehold with Vacant possession.

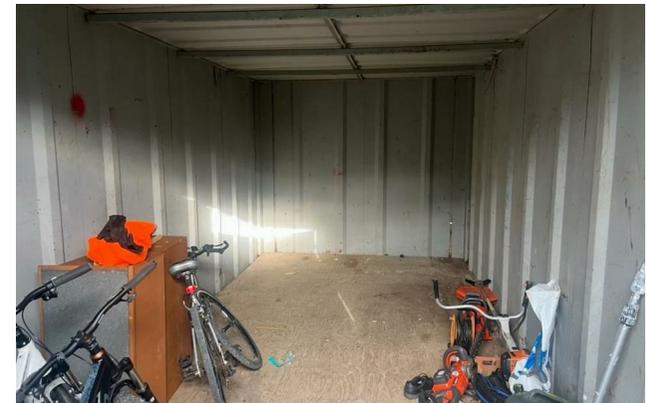
### Local Authority:

Cornwall Council

### Solicitors:

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

**NB: All images are computed generated**



### Viewings:

Strictly and only by prior appointment through **Paul Taylor 07966 157810** or 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.

### Agents Notes:

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

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