

For Sale

Former Elements Hotel, Marine Drive, Widemouth Bay, Bude, Cornwall, EX23 0LZ

Circa 1.6 Acres

APEX
AERIAL IMAGING



Summary

- Superb development opportunity with extensive views
- Potential for various uses, including reinstatement as a hotel
- Freehold sale
- Circa 1.6 acres
- Offers Invited

Location:

The property occupies an elevated position just off Marine Drive, enjoying far-reaching views across Bude and the Atlantic Ocean. The South West Coast Path runs directly opposite, on the far side of Marine Drive.

Ideally situated between Bude and Widemouth Bay, the location offers easy access to a wide range of amenities and attractions, including the Bude Sea Pool, along with numerous cafés and restaurants. The highly sought-after Widemouth Bay is a renowned year-round surf destination, with a good choice of places to stay and dine.

The A39 Atlantic Highway is less than 1 mile from the property, facilitating access south to Wadebridge and north to Bideford and the North Devon link road. To the east of the property is the town of Launceston, which provides a junction with the A30 dual carriageway. This connects Truro to Exeter and the

M5 motorway. The nearest Railway station is at Okehampton, approximately 30 miles away, which offers services to Exeter St Davids and connections to Great Western mainline Services to London Paddington and Penzance. Newquay Airport is approximately 39 miles away, which has regular flights across the UK and Europe. Destinations include Faro, Malaga, Edinburgh, London, Alicante and the Scilly Isles.

Description:

The property is registered under two separate Title Numbers. CL343775 is outlined in green and CL343775 is outlined in red on the site plan below. The red land has a restriction on the Title only allowing for use as a car park.

The land edged green comprises the former Elements Hotel, including the restaurant and bar, which has suffered extensive fire damage. This previously operated as a very successful hotel and could be reinstated to its former use.

Adjoining the former hotel is a four-bedroom bungalow with associated outbuildings. This was not affected by the fire and is in good liveable condition.

Services:

We understand the hotel and bungalow were previously served by a biomass boiler. Given the fire damage, the bungalow now requires a new boiler.

Services currently on site – three phase electricity supply. The site currently has a pumping station which discharges the effluent from the site to the south west water drains in Upton.

Interested parties should make their own enquiries into the services on site.

Planning:

The Vendors have been in discussions with the Council over their Planning Performance Agreement. Please contact the agent for more information.

Terms:

Offers invited. Please speak to the Agents.

Data Room

Please contact the selling agent for more details.

Legal fees:

Each party will be responsible for their own legal fees.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds, upon acceptance of an offer.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing, please contact the sole agents.



CONTACT THE AGENT

Sarah Wynn

Tel: **07350 450423**

Email: swynn@vickeryholman.com

Greg Oldrieve

Tel: **07813 930744**

Email: g.oldrieve@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

