



Lot 4 & 5 Land opp Bude GCHQ , Woodford, Bude, EX23 9JL

2 Lots comprising 13.54 acres of relatively level pasture land with road frontage and generally stock-proof boundaries, providing good shade and shelter.

A39 3 miles - Bude 6 miles - Clovelly 13 miles

- 40.76 acres of pasture in 5 lots • Hartland Cornwall Heritage Coast (AONB) • Relatively level pasture with road frontage • Freehold • Lot 4 - 5.89 acres, Guide Price: £50,000. • Lot 5 - 7.65 acres, Guide Price: £60,000.

Prices From £50,000

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METHOD OF SALE

The whole area of land extends to 40.76 acres and is offered for sale in 5 Lots by Private Treaty.

SITUATION

On the Hartland Cornwall Heritage Coast, an Area of Outstanding Natural Beauty, this lot is close to the National trust, Duckpool Beach. and the South West Coast Path which, connects Bude and the Sharpnose Point,

The land lies close to the beautiful rugged North Cornwall Coast and some of the best surfing beaches in the county, with the A39 'Atlantic Highway' just 3 miles to the east. making it ideal for exploring much of the South West. The picturesque, ancient, fishing village of Clovelly is only 12.8 miles to the north. For local amenities, Bude town centre is 6 miles to the south with its range of shops, supermarkets and service stations. Bude is known for the Bude Sea Pool, a semi-natural tidal pool which is a safe haven for wild swimming on the edges of the Atlantic Ocean, and the Bude castle, which features a history museum, art gallery & cafe.

DESCRIPTION

Lot 4 comprises 5.89 acres of relatively level pasture and benefits from the remains of a historic pillbox type building which could possibly be used for birdwatching. It adjoins some

houses on its southern side, Guide Price: £50,000.

Lot 5 consists of 7.65 acres of relatively level pasture which slopes off a little in the NE corner . Guide Price: £60,000.

Both lots have generous road frontage and far reaching rural views over the Hartland, Area of Outstanding Natural Beauty. They would either make for an idyllic camping spot for 60 day camping or other amenity uses with the Permitted Development Rights. They are equally suitable for grazing of livestock and horses. They both have potential, (STP) for the erection of stables or a modest agricultural building, especially if they are amalgamated.

There is an additional 27 acres available for purchase less than a mile down the road in 3 lots which would especially suit equestrian or Amenity buyers:

Lot 1 - 2.00 acres with sea views - Guide Price: £50,000.

Lot 2 - 10.64 acres of sloping pasture close to Duckpool - Guide Price: £60,000.

Lot 3 - 14.58 acres of relatively level pasture land set back from the road - Guide Price: £115,000.



SERVICES

Main water, gas, drainage and electricity are not currently connected to lot 4 but mains water is currently connected to a water trough in Lot 5 and mains electricity appears available close by for connection. Purchasers to satisfy themselves on this.

Mobile coverage Outdoors: "Likely for:" EE, Three, O2 and Vodafone (Ofcom - 25/04/2024).

LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way.

There are no public or private rights of way that affect the field.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office on 01566 774999.

DIRECTIONS

What3Words: Lot 4 ///ironic.retail.life

What3Words: Lot 5 ///reconnect.dean.play

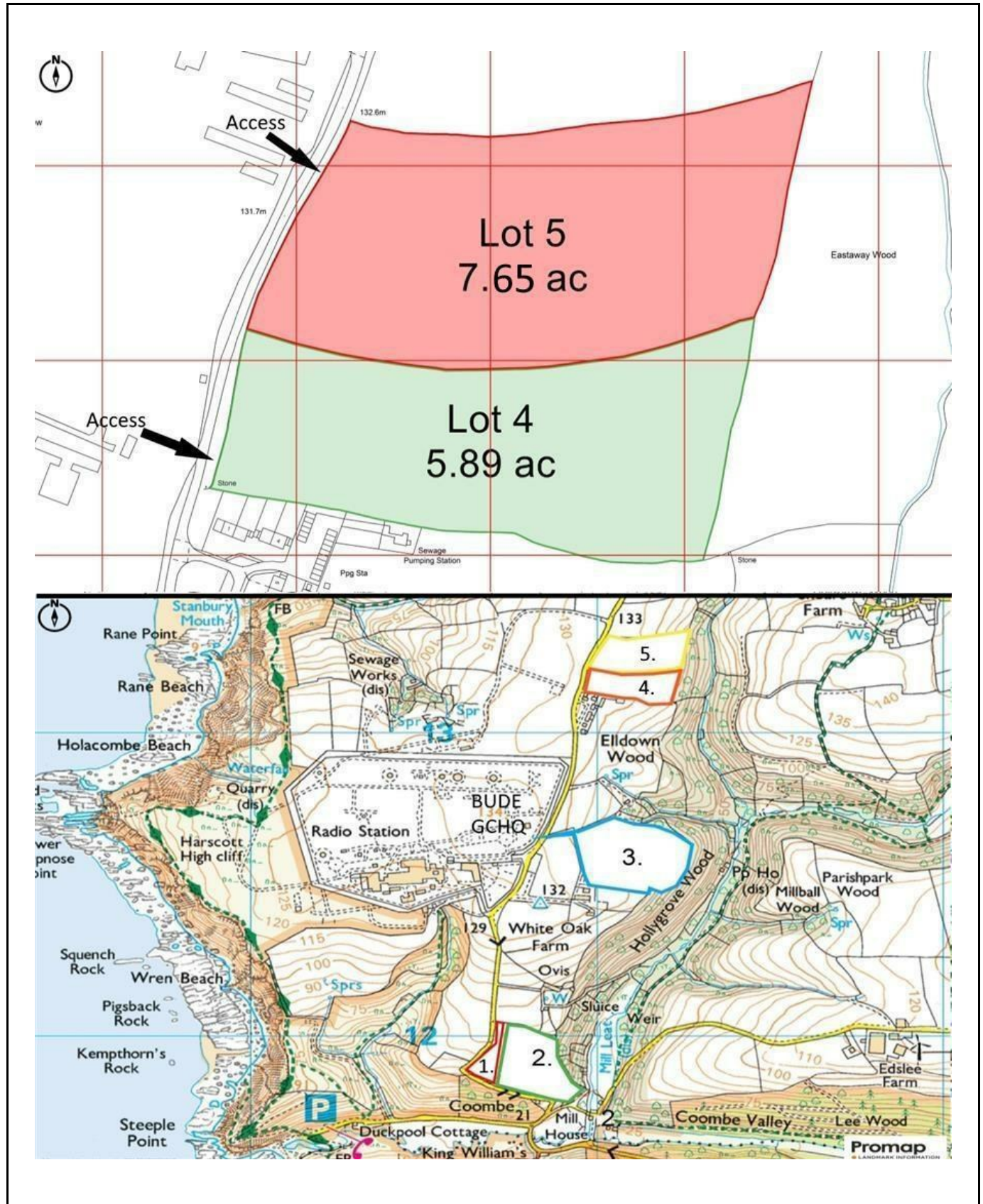
What3Words: Lot 1 & 2 ///soggy.light.dinner

What3Words: Lot 2 (lower access) ///originate.news.averages

What3Words: Lot 3 ///modules.fencing.correctly

From the centre of Kilkhampton head south along the A39 for about 1/3 of a mile. Turn right, signed Stibb and Combe Valley. Continue northwest towards Combe for 3 miles without turning off. Drop down the steep hill, past the turning to Duckpond and climb the other side of the valley. Continue past the gateways for Lots 1, 2 and 3, past the main entrance to Bude GCHQ. The gateways for Lots 4 & 5 are on the right, immediately after the houses on the right hand side. For Sale Boards have been erected.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.