



Lot 1 & 2 Land opp Bude GCHQ , Woodford, Bude, EX23 9JL

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## South Facing Field available in 2 lots with Stunning Sea Views

A39 3 miles - Bude 6 miles - Clovelly 13 miles

- 40.76 acres of pasture in 5 lots
- Hartland Cornwall Heritage Coast (AONB)
- Stunning Sea Views
- Freehold
- Lot 1 - 2.00 acres, Guide Price: £50,000.
- Lot 2 - 10.64 acres, Guide Price: £60,000.

Prices From £50,000

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## METHOD OF SALE

The property is to be offered for sale by Private Treaty.

## SITUATION

On the Hartland Cornwall Heritage Coast, Designated an Area of Outstanding Natural Beauty and Article 4 Direction land, this plot is the quintessential waterside amenity land with views over National Trust, Duckpool Bay. This is largely due to its closeness to the sea and the South West Coastpath, connecting to 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

This Land extends to 40.76 acres split into 5 Lots in total.

Lot 1 comprises 2 acres of idyllic south facing pasture, with spectacular views over Duckpool, a National Trust beach and Warren Point with its strange, naturally formed standing stone line. Guide Price: £50,000.

Lot 2 is 10.64 acres of sloping, south facing pasture that has similar beautiful sea and rural views from the top of the hill. It has the advantage of a further access gateway onto the road further down the hill as well as a small parcel of woodland that could be transformed beautifully. Guide Price: £60,000.

Further lots less than a mile up the road include:

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

Lot 4 - 5.89 acres of relatively level pasture land with road frontage - Guide Price: £50,000.

Lot 5 - 7.65 acres of relatively level pasture land with road frontage - Guide Price: £60,000.

## SERVICES

Main water, gas, drainage and electricity are not currently connected but water and electricity appear to be 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](http://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. Lot 2 has right of way, by the gate, over the access shown hatched on the attached plan. There are no other private or public rights of way that affect the 2 lots.

## FENCING

Within 6 months of completion:

The purchaser of lot 2 will be responsible for the erection and maintenance of a stockproof dividing fence on its NW boundary, between lots 1 and 2. Further details can be found within the legal pack.

## 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 1 & 2 ///soggy.light.dinner

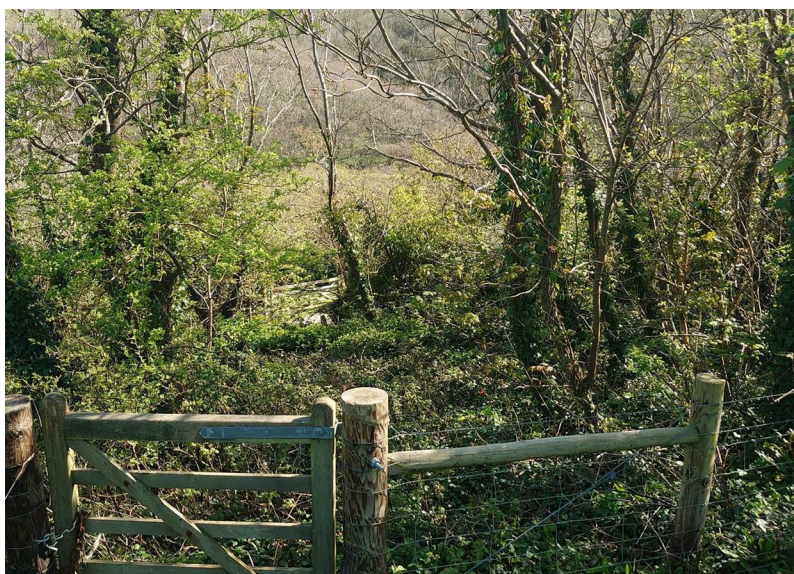
What3Words: Lot 2 (lower access) ///originate.news.averages

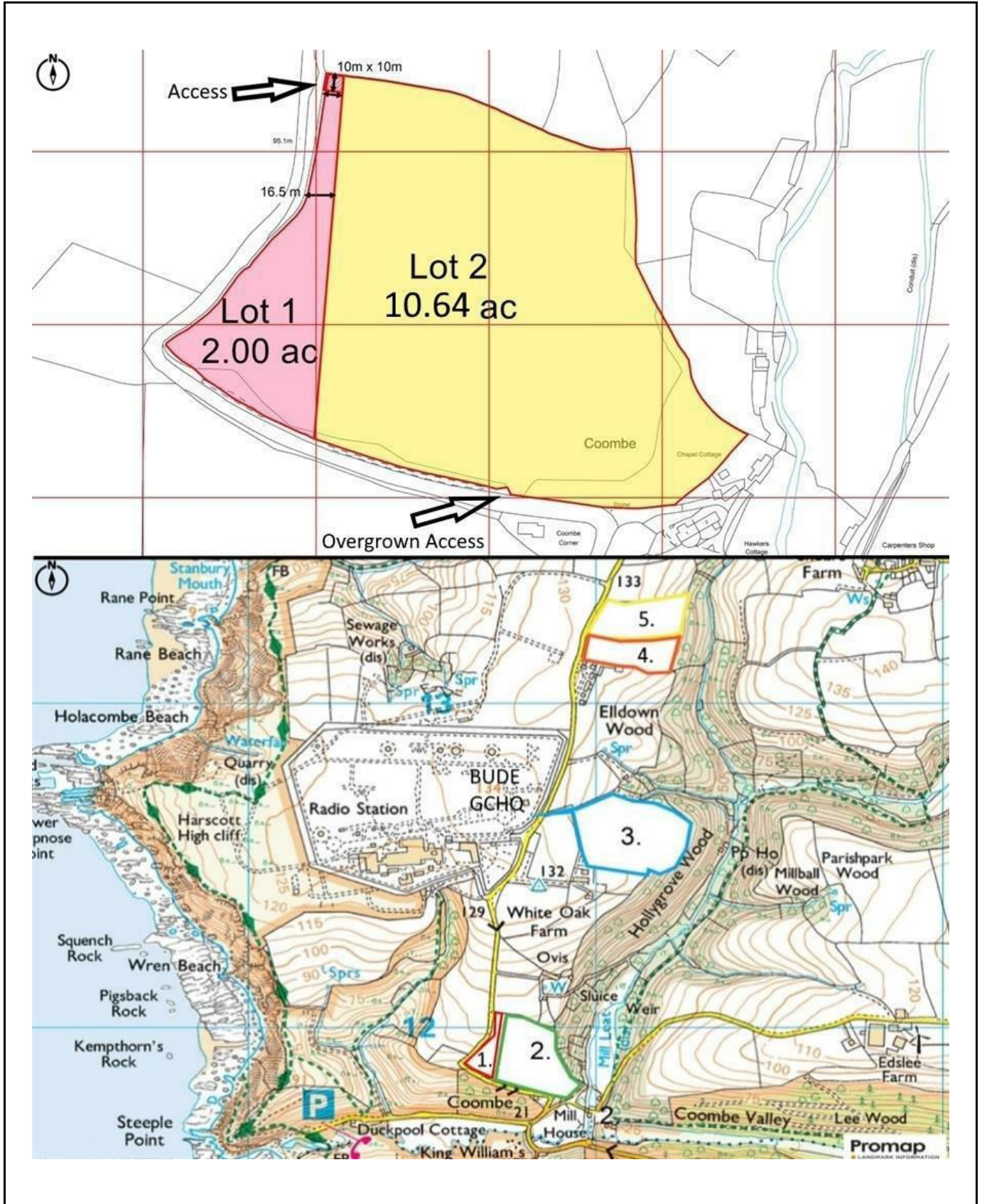
What3Words: Lot 3 ///modules.fencing.correctly

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

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

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. The lower access for lot 2 is on your just past the bend. Please do not park here when viewing. We recommend that viewers park at the top where there is a large turn off space by the gateway which is the top access to both Lots 1 and 2. as For lot 3 continue for an additional 0.4 miles to the gate with the concealed entrance sign. For lot 4/5 continue on past the houses to the next two right hand side gates. 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.