



Lot 3 Land opp Bude GCHQ , Woodford, Bude, EX23 9JL

14.58 acres of relatively level pasture land set back from the road with the footprint of historic outbuildings accessed by a short track. Good Equestrian Land.

A39 3 miles - Bude 6 miles - Clovelly 13 miles

- 40.76 acres of pasture in 5 lots
- Hartland Cornwall Heritage Coast (AONB)
- Freehold
- Lot 3 - 14.58 Guide Price: £115,000.

Guide Price £115,000

01872 266729 | farms.cornwall@stags.co.uk



METHOD OF SALE

The property is to be offered for sale 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

The whole area of land extends to 40.76 acres split into 5 Lots in total.

Lot 3 comprises 14.58 acres of relatively level, south facing pasture accessed via a short, private track with its own road frontage. It has gently sloping edges and far reaching rural views of the Hartland,

Area of Outstanding Natural Beauty. This productive, relatively free-draining pasture is ideally suited for grazing for a small livestock enterprise or possibly an equestrian business. There is the remaining footprint of original agricultural buildings up the south-west corner and there is potential (STP) to erect a modest agricultural building or stables. Guide Price: £115,000.

There is an additional 26 acres available for purchase in 4 lots, less than a mile along the road which could make for a more viable livestock enterprise if amalgamated with this lot.

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 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

Mains water, gas, drainage and electricity are not currently connected but mains 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.

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.

BOUNDARIES

A hedge will be planted on the track to Lot 3 (inside property boundary) – this will be done by the Vendor once growing conditions are suitable late summer/autumn 2024.

At the time of drafting, the Vendor plans to fence the eastern boundary of Lot 3. This should have been completed before most people view.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion. (completion no earlier than 30th of September 2024)

VIEWING

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

DIRECTIONS

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

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

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

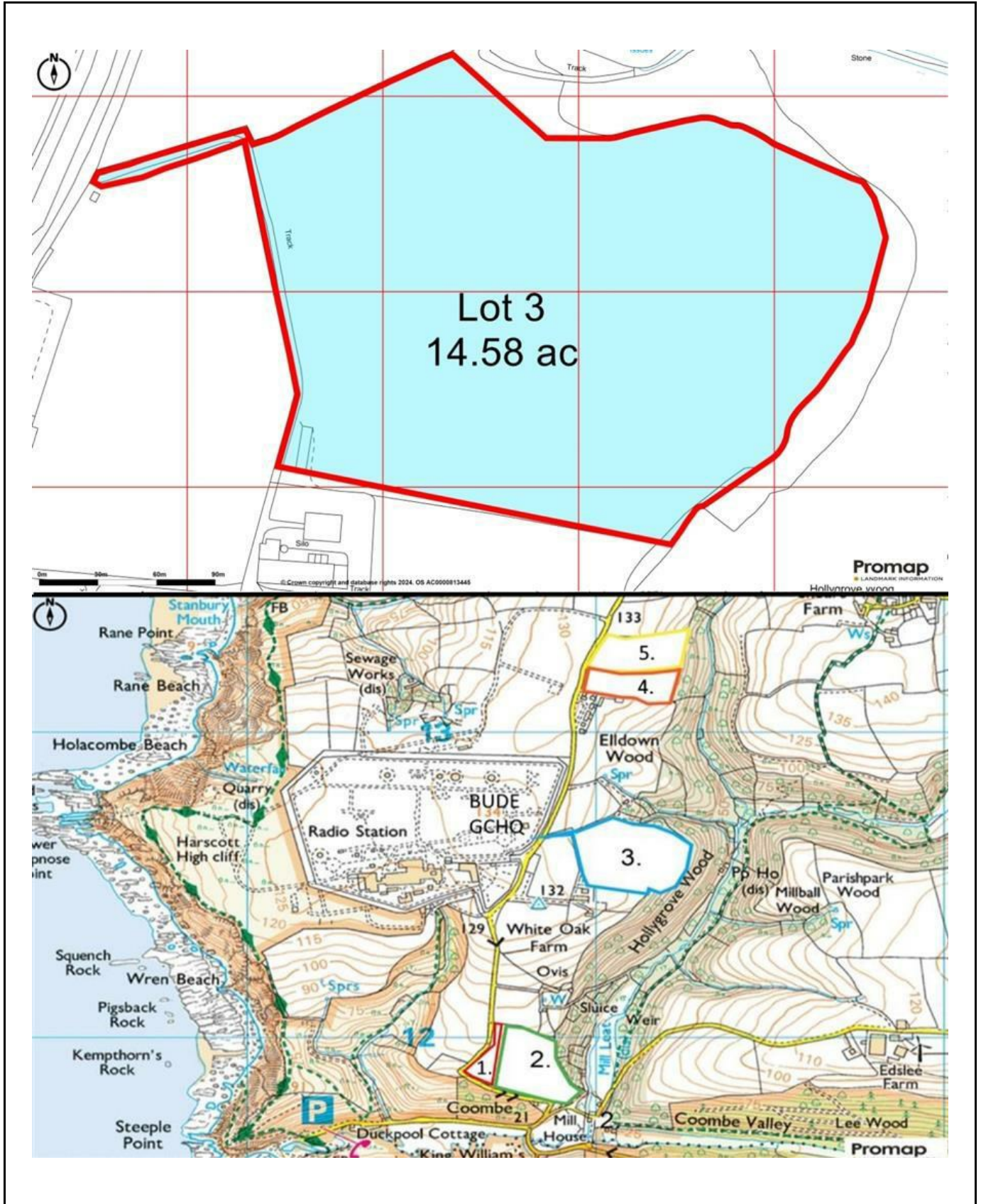
What3Words: Lot 4 ///ironic.retail.life

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. Continue past the gateway for Lots 1 & 2 for an additional 0.4 mile. The gate into Lot 3 is the first gateway on the right after the main entrance to Bude GCHQ. For Sale Boards have been erected.

(For Lots 4 & 5 continue on past the houses to the next two gateways on the right hand side.)





@StagsProperty

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.