



Land near Burnards House , Chilsworthy, Holsworthy, Devon
EX22 7JA

41.71 acres of Environmental and Grazing Pasture
Land near Devon / Cornwall Border.

Holsworthy, 3 miles - Bude, 7 miles - A39, 7 miles

- 41.72 acres in 3 lots • Lot 1 - 24.67 acres of Environmental Land Guide £125,000 • Lot 2 - 10.15 acres Guide £70,000 • Lot 3 - 6.90 acres Guide £65,000 • Freehold

Guide Price £260,000

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SITUATION

Only 1 mile from an A-Road and with good connections, yet this block of land lies in a peaceful position, accessed off a minor road. The area is characterised by the gently rolling attractive North Devon countryside. The market town of Holsworthy is just 3 miles away with its supermarkets livestock market, petrol station & other amenities. Bude is less than 10 miles away.

DESCRIPTION

Approximately 41.71 acres of pasture land.

Lot 1 - 24.67 acres of extensively managed pasture and a haven for wildlife, birds and insects. The ground does not drain freely, some might say "drought resistant!" It perhaps lends itself to tree planting, rewilding or habitat enhancing, ideal for buyers with an environmental interest, perhaps looking to take advantage of the increasing grant opportunities for these types of uses. The land is designated as SSSI under the site name 'Small Brook' known for the nationally scarce marsh fritillary butterfly & an 'extensive area of species-rich

purple moor-grass'.

Lot 2 - 10.15 acres also part of the SSSI 'small-brook' Would also be suitable for environmental buyers looking to enjoy the local fauna with, mainly butterflies and other insects of note, with Road frontage for easier access. The land is gently south facing and one would again expect environmental grants to be a perk of this purchase.

Lot 3 - 6.90 acres of much more productive and better drained, level pasture, suitable for livestock grazing and with road frontage. The mature boundary trees provide good shade and shelter and the perimeter boundaries appear stockproof.

SERVICES

The land is naturally watered, with various drinking points,. Mains services are not currently connected. Purchasers to satisfy themselves on availability if required. Mobile coverage Outdoors - EE, Three, O2 and Vodafone (Ofcom - 18/04/2024).



LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon. PL19 0BZ T: 01822 813600, www.westdevon.gov.uk

FENCING

Lot 1 to erect the dividing fence between Lot 1 and 3 or allow Lot 3's stock to graze this area until said fence is erected.

ENVIROMENTAL SCHEMES AND DESIGNATIONS

The land is listed as a SSSI which can bring lucrative grant opportunities as well as restrictions. There is a current countryside stewardship agreement that runs till the 31st of December 2026 with payments of over £312 per hectare per annum.

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.

The entrance to the access over lot 1 is shared by Lot 2, as shown hatched in red on the plan. Access to Lot 2 is reserved for Lot 3 over Lot 1, as shown hatched in brown on the plan.

TENURE & COMPLETION

The property is sold freehold with vacant possession.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office on 01872 264488.

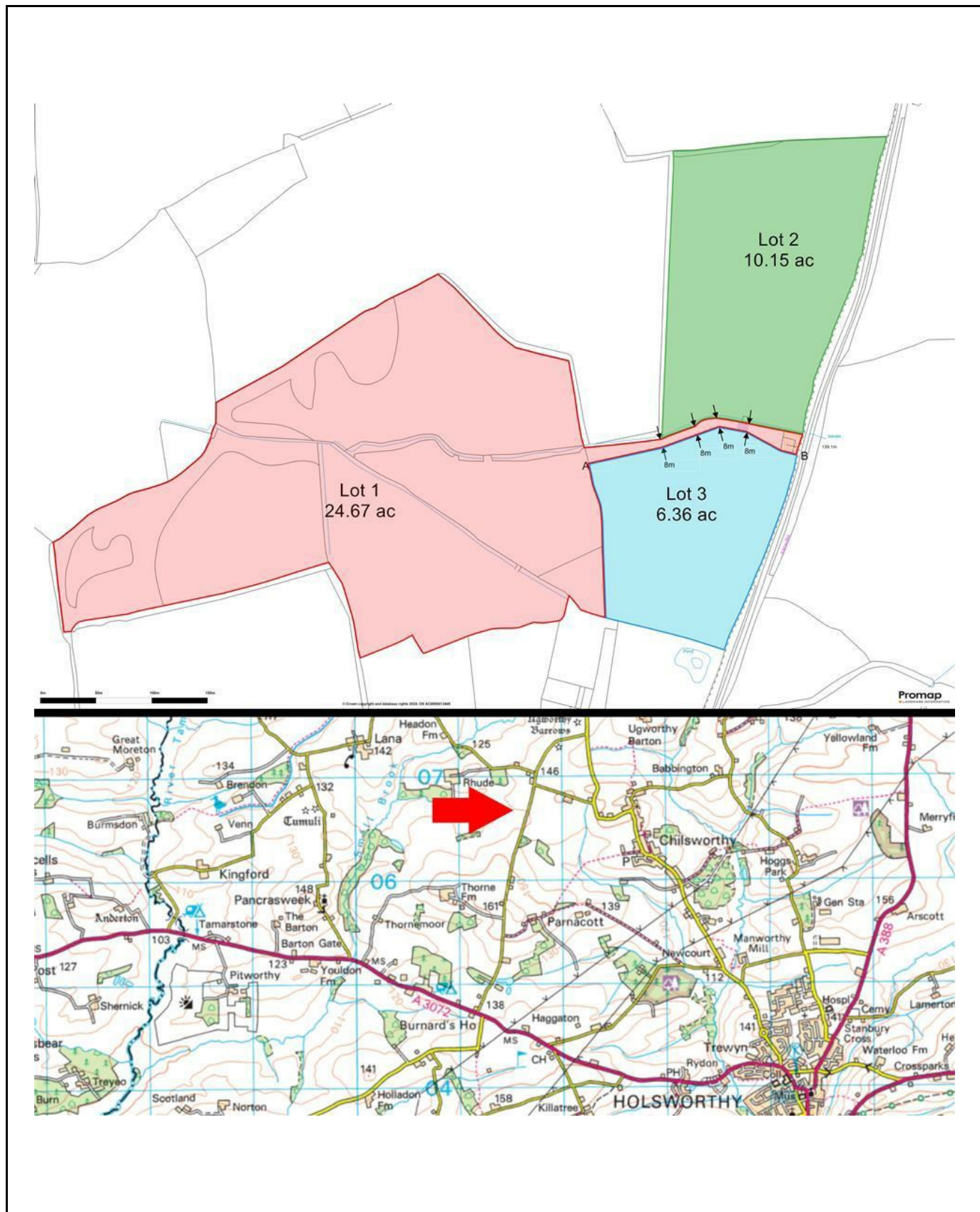
DIRECTIONS

What3Words: (Lot 1+2) ///bland.freely.quibble

What3Words: (Lot 3) ///dividers.materials.uplifting

From Holsworthy, follow the A3072 East for 2 miles. Turn right towards Bernard's House and continue for 1.2 miles. It is suggested that viewers park outside the access for lots 1+2 where the for sale board has been erected. The access for lot 3 is 0.2 miles further up the road on the left.





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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.