



Lot 3 Burnards House , Chilsworthy, Holsworthy, Devon EX22 7JA

6.36 acres of productive, level pasture, suitable for livestock grazing with road frontage near Devon / Cornwall Border. Land would also suit Equestrian and Amenity purposes.

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

• For Auction - Wednesday 14th August 2024 from 5.30pm. • Road Frontage • 6.36 acres of productive pasture • Also suitable for Equestrian or Amenity Camping • Lot 3 - Auction Guide £40,000 - £60,000 • Freehold

Guide Price £65,000

01566 774999 | launceston@stags.co.uk



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

Lot 3 - 6.36 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 stock proof. The land would also suit an Equestrian buyer looking to relocate their horses closer to home or perhaps some amenity purchasers looking to make use of the '60 Day' camping rights.

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.

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.

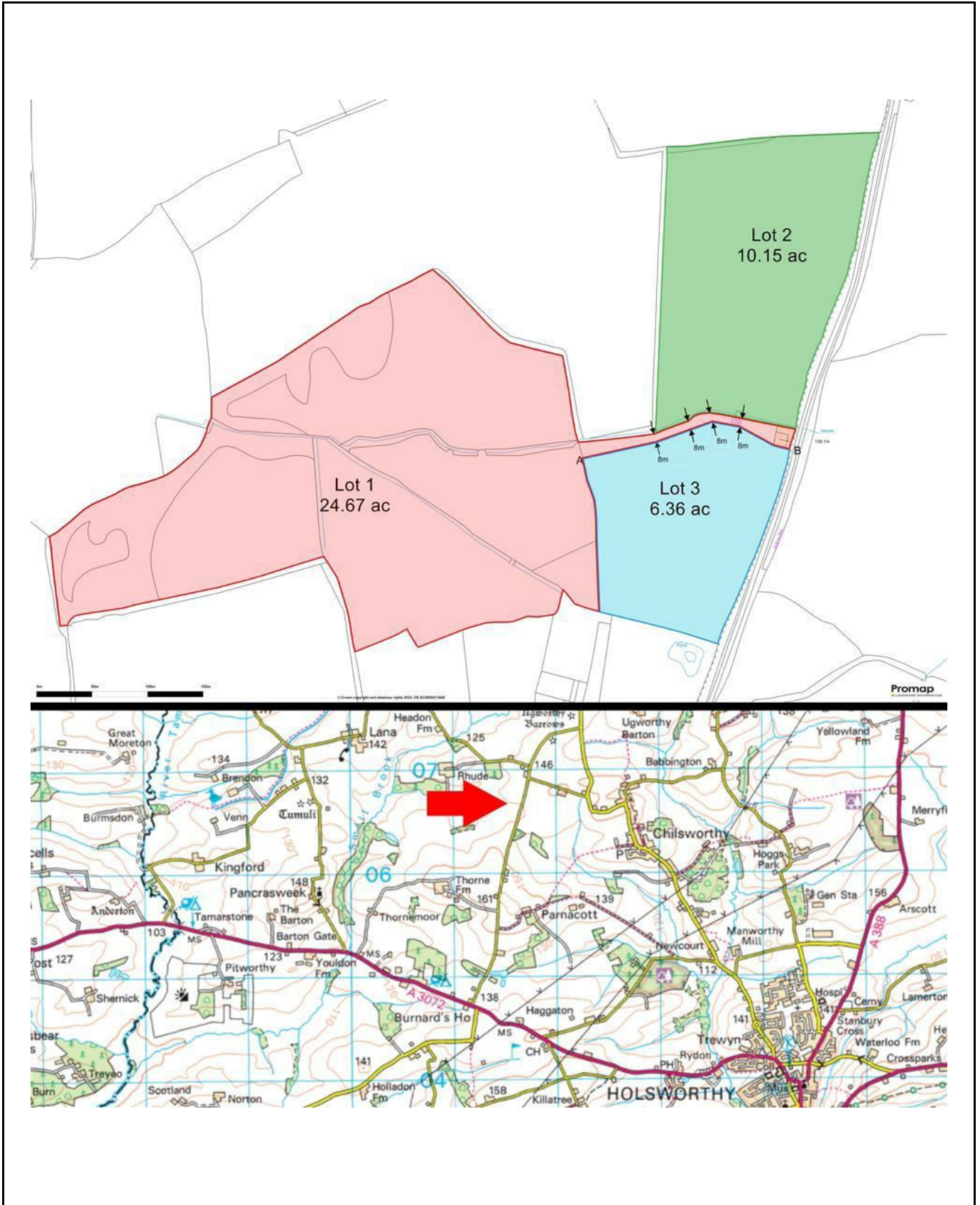
DIRECTIONS

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.