



Land to the West of Trengayor Farm , Dizzard, Bude, EX23 0NX

A wonderful opportunity to acquire 4.41 acres of land in an outstanding coastal setting, with far-reaching sea views and the flexibility to continue its current conservation use or return the land to more traditional agricultural purposes.

Crackington Haven 2.5 miles - Widemouth Bay 3.8 miles - Bude 7 miles

• Approx. 4.41 acres of land in a beautiful, coastal setting • Spectacular westerly SEA views • Rewilding project, with the planting of over 1,500 young trees • The land could be returned to more traditional purposes • A lorry container is included, providing useful secure storage for equipment • The field slopes to the west, taking full advantage of its elevated coastal outlook • Woodland and a stream forming part of the western boundary • Ideally situated between Crackington Haven and Widemouth Bay, • Freehold • Council Tax Band - N/A

Guide Price £60,000

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SITUATION

The land occupies a particularly attractive position close to Dizzard, on the North Cornwall coast, between the popular coastal destinations of Crackington Haven and Widemouth Bay. Set within a peaceful rural landscape and has a westerly aspect providing outstanding views towards the coast and sea. The surrounding area is renowned for its rugged coastline, rolling countryside and network of rural lanes and footpaths, making this an appealing location.

DESCRIPTION

The property extends to approximately 4.41 acres and comprises a gently west-facing field enjoying an elevated position and impressive coastal views. The land is currently undergoing a programme of rewilding, with the current owner having planted in excess of 1,500 young trees. An area of woodland and a stream lie along the western boundary, adding to the property's natural character and providing an established habitat for wildlife. The land presents an interesting opportunity for someone wishing to continue the rewilding work already

undertaken, whilst also offering potential flexibility for a purchaser wishing to use the field in a more traditional manner, such as for grazing or keeping animals.

LAND

The land extends to approximately 4.41 acres (1.78 hectares) and slopes towards the west. The combination of open field, young woodland, established vegetation and the stream boundary creates a varied natural environment with considerable ecological appeal. A lorry container is included within the sale, offering valuable enclosed storage space for machinery, equipment, tools or other items associated with the management and enjoyment of the land. Overall, this is a rare opportunity to acquire a substantial parcel of land in a truly glorious coastal setting, with spectacular views, a rewilding project and the flexibility to shape its future use.

ACCESS

Gated access via a council adopted road.

METHOD OF SALE

The land is offered for sale by private treaty.



TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

DESIGNATIONS

The land is located in an Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

Cornwall Council
www.cornwall.gov.uk

SERVICES

Mains electricity available with no services currently connected. Purchasers should satisfy themselves as to the availability of any future connections.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

There are no public rights of way over the land. The land is subject to a wayleave agreement granting access

rights for the maintenance and servicing of the electricity pole located within the grounds.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

DIRECTIONS

From Wainhouse Corner take the road towards Crackington Haven. Then take the right turn signposted Dizzard. Follow this road until you see a Stags for sale board on the gate. on the left hand side of the lane.

///WHAT3WORDS - novelist.knees.jugs

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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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.