



Land at Dinworthy Cottage

Land at Dinworthy Cottage, Bradworthy, Holsworthy, Devon, EX22 7QX



Bradworthy 1.6 miles - Holsworthy 9.3 miles - Bude 11.5 miles

An attractive block of gently undulating pasture and amenity land extending to approximately 18.5 acres, situated in a peaceful rural location, with an 80ft x 30ft open barn.

- Approximately 19 acres of pasture and amenity land
- Peaceful rural setting
- 3 enclosed pasture paddocks
- Around 4.4 acres of woodland with a stream & pond
- 80ft x 30ft open-fronted agricultural barn
- Suitable for agricultural, equestrian, conservation or amenity use
- Situated 1.3 miles from the thriving village of Bradworthy
- Wind turbine/transformer not included in the sale
- Freehold
- Council tax band - N/A

SITUATION

The land occupies a convenient yet peaceful rural position, 1.3 miles from the thriving village of Bradworthy, which offers an excellent range of everyday amenities including village shops, public house, primary school, health centre and places of worship. The nearby market towns of Holsworthy and Bude provide a wider range of commercial, educational and recreational facilities.

DESCRIPTION

An attractive block of gently undulating pasture and amenity land extending to approximately 18.5 acres, situated in a peaceful rural location approximately 1.3 mile from the popular self-contained village of Bradworthy. The land is offered as a whole and benefits from an agricultural barn, natural water, woodland and excellent amenity appeal.

The property comprises three well-sized pasture paddocks extending to approximately: 3.1 acres, 4.2 acres and 7.1 acres. In addition, there are approximately 4.4 acres of attractive amenity land incorporating areas of woodland together with a stream running through, creating an attractive wildlife habitat and offering considerable environmental and recreational appeal.

An 80ft x 30ft open-fronted agricultural barn is included within the sale, providing useful storage for machinery, livestock or fodder. The land is considered suitable for a range of agricultural, equestrian, conservation and amenity uses, subject to any necessary consents.

ACCESS

Access will be provided via a track, with a right of access granted over the initial section of the lane leading from the public highway. The purchaser will be responsible for creating the new access track from the lane into the larger pasture paddock at their own expense. This arrangement will ensure access to the land whilst allowing privacy to the vendor's retained property.

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.

LOCAL AUTHORITY

Torridge District Council
<https://www.torridge.gov.uk/>

SERVICES

No mains services are connected to the land. The stream provides a natural watercourse on the eastern boundary.

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. There are no public rights of way through the land.

Wind Turbine:

Prospective purchasers should note that the wind turbine and associated transformer are excluded from the sale and form part of separate registered titles owned by a third-party.

Rights of access will need to be agreed to enable the owners and operators of the wind turbine and transformer to access and maintain their equipment.

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.

VIEWINGS

Please contact Stags Launceston on 01566 774999 or launceston@stags.co.uk

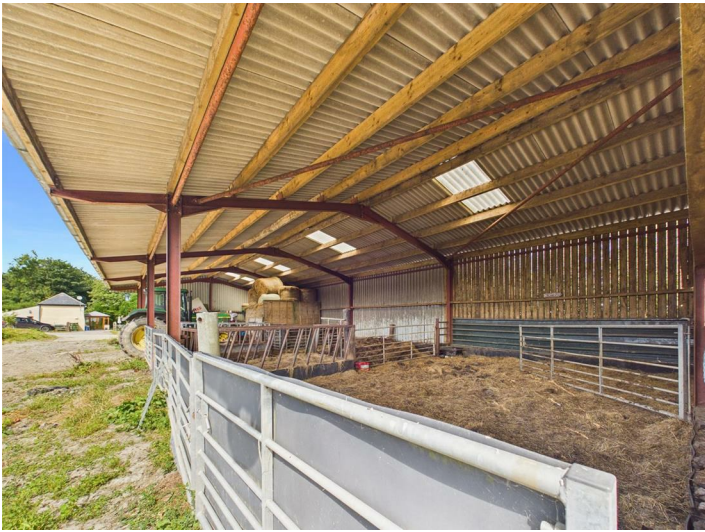
DIRECTIONS

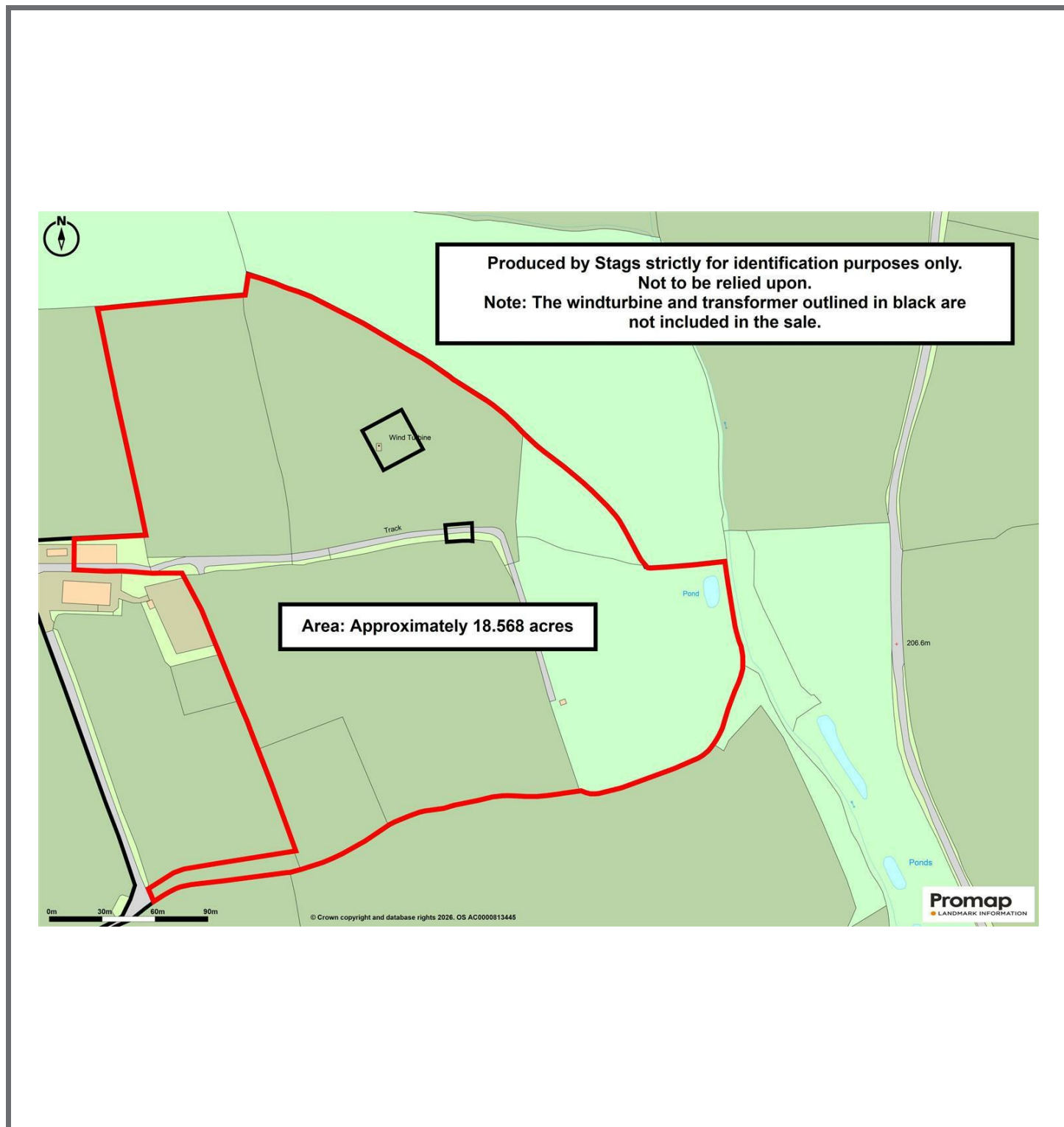
Follow the road north out of Bradworthy and turn left signposted Dinworthy. Follow this into the small hamlet where the entrance to Dinworthy Cottage will be found on the right hand side. What3words - shop.shells.pave will take you to the entrance lane

WARNING

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

Guide Price £350,000





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk