



Bye's Meadow

Crackington Haven, Bude, North Cornwall, EX23 0JZ

1.56 Acres FOR SALE BY INFORMAL TENDER



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For sale by Informal Tender

(Tenders close Friday 4th September 2026 at 12 noon)

- Gently sloping and level field.
- 2 minutes walk to the beach.
- Sheltered position in this favoured coastal settlement.
- Ideally positioned for 60 day camping or other amenity uses.
- Sold without covenants or restrictive overage.
- In all some 1.56 acres.

Guide Price: In excess of £75,000

Situation

Being relatively secluded, Crackington Haven is a coastal village with shingle and sand beach located 10 miles Southwest of Bude, and 5 miles from the historic fishing port of Boscastle.

Crackington Haven is a mecca for summer tourists with a popular public house and cafés fronting the beach. Connected by road and also via the South West Coast Path, Boscastle with its historic fishing port, provides further local eateries and coastal walking, whilst Bude hosts a comprehensive range of shopping, schooling, commercial and recreational facilities, along with sandy surfing beaches, sea pools and canal walking. It has many eateries, bars and bistros as is expected with a town on the North Cornish Coast.

Description

Extending to approximately **1.56 acres** of gently sloping and level pasture, Bye's Meadow offers one of the few untouched parcels of Crackington Haven ideally located for amenity uses, recreational uses, equestrian uses, 60 days camping, or for agricultural purposes. This very special little field has indeed had a history of short term seasonal camping, although in recent years it has been let for agricultural use.

The land has frontage and access off the public highway and provides a level 2 minute walk to the beach, the local public house and cafés. Natural hedge banks form the boundary with adjoining woodland conveniently sheltering the field, enhancing its privacy.



Important Information

Tenure: Freehold.

Method of Sale: The land will be offered for sale by Informal Tender. Tenders will close on **Friday 4th September 2026 at 12 noon.** Please see form attached.

Agents Notes:

1. This land is sold without overage provision, uplift clause or any restrictive covenant by our vendor, and therefore the land is sold on an unencumbered basis, but with the vendor's personal hope that someone will continue the custodianship of maintaining an unspoilt part of Crackington Haven.
2. Please note there is a right of way in favour of an adjoining third party landowner to cross the field from the gateway off the public highway through to the gateway on the opposite side of the field. This right of way is for "all times and with or without tractors and farm implements loaded or otherwise"
3. The land is being sold subject to a 'Cutting & Grazing Licence' which has a six month notice period from 31st March. Full details are available from the selling agents office.
4. Right of Way. Please note the access approach to Byes Meadow is subject to a vehicular and pedestrian right of way, at all times and for all purposes, in favour of the orchard paddock immediately to the north, via the field gate on the left hand side.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

Local Authority: Cornwall Council.

Stewardship Schemes: The land is not subject to any Stewardship Scheme.

Location and Land Plans: Not to scale and for identification purposes only.

Services: There are no mains services connected to Bye's Meadow, and whilst near to a stream on its Eastern boundary, it does not have access to natural water. Mains electricity, mains water and mains sewerage are known to be in the village, and anyone wanting to make connection to these services should make their own enquiries as to connection ability and cost of same.

Viewing

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

Directions

Postcode = EX23 0JZ.

What3words = uttering.focus.cashew

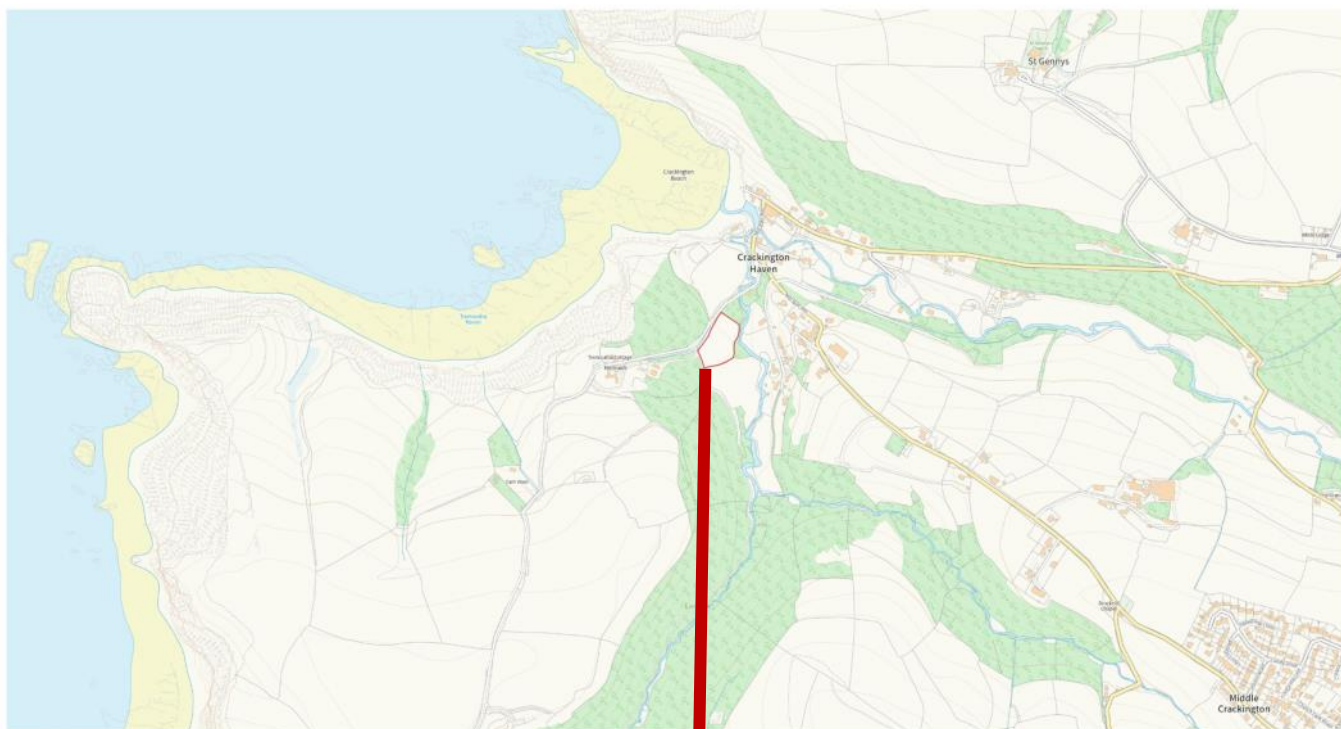
Contact Us

Kivells Farms & Land Department
Agri-Business Centre, Holsworthy

Phone: 07813 016804

Email: thomas.rattray@kivells.com.





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200 m
Scale 1:10000 (at A4)



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INFORMAL TENDER FORM

Bye's Meadow, Crackington Haven, North Cornwall

Name(s):	
Address:	
Phone no:	

I wish to submit and tender of for
(1.56 acres – coloured red on the plan)
(In words).....

Should my tender be recommended for acceptance, the Solicitor acting on my behalf is;

Name:	
Company:	
Address:	
Phone no:	

I understand that neither the highest nor any tender will necessarily be accepted. Should my tender(s) be accepted I agree to abide by the conditions as printed on the attached details.

No tenders will be opened until the tender deadline.

Signed.....Date.....

NOTE: Tenders close at 12 noon on Friday 4th September 2026

**PLEASE SUBMIT YOUR TENDER IN A SEALED ENVELOPE MARKED
'Bye's Meadow' for the attention of Thomas Rattray, Kivells, Agri-Business Centre, New Market
Road, Holsworthy, Devon, EX22 7FA**

Please note that any personal data you provide to us will be handled in accordance with our Privacy Policy available on our website www.kivells.com – a copy of our Privacy Policy is available on request.