



Lot 3



14.76 Acres Opposite Homeland , Brandis Corner,
Holsworthy, Devon EX22 7YD

14.76 acres of productive well farmed pasture,
with streamside wooded fringe available in 3 lots

Holsworthy 5 miles - Bude 13 miles - Okehampton 13 miles.

• Available as a Whole or in 3 Lots • Lot 1: 2.14 Acres of Level Pasture • Lot 2: 3.50 Acres of Level Pasture • Lot 3: 9.12 Acres of Level or Gently Sloping Pasture • Lot 3: Wooded Fringe, Naturally Watered from Long Stream Frontage • Ideally Suited to Grazing or Camping

Prices From £35,000

01566 774999 | launceston@stags.co.uk

SITUATION

The entrance to the land is set back approximately 40 metres from the minor road from Brandis Corner to Shebbear, accessed over a shared driveway.

The popular North Cornwall surfing beaches lie to the west and the rugged North Devon coastline to the north and north west, offering excellent opportunities to walk, swim, sail, gig row and fish. There are far reaching views over unspoilt the Devon countryside towards the majestic hills of Dartmoor National Park, which offer excellent walking and horse-riding opportunities.

The small hamlet of Brandis Corner is half a mile to the south and benefits from the popular Bickford Arms Inn.

The market town of Holsworthy, known for its weekly livestock and panier markets, boasts a Waitrose Supermarket, a wide range of shops, banks, professional services and agricultural suppliers.

DESCRIPTION

The land comprises 3 level or gently sloping productive south facing pasture fields, running down to a wooded stream at the southern boundary. It is available as a whole or in 3 lots.

Lot 1: 2.14 acres of level paddock pasture with easy access to mains roads. Guide £35,000

Lot 2: 3.50 acres of level paddock pasture with easy access to

mains roads. Guide £45,000

Lot 3: 9.12 acres of level and gently sloping pasture in 2 fields with stream water supply. Guide £65,000

Both Lots 1 and 2 are affordable and conveniently sized paddocks of level pasture, ideally suited for equestrian or a range of amenity uses, including 56 Day Camping, being readily accessible from the road. The boundaries to the land are well defined mature hedges, except for a new stockproof fence, required down either side of the track, which leads to Lot 3 (Lot 3 buyer responsible for erecting).

Lot 3 is a useful run of level and gently sloping south facing pasture, comprised within 2 fields. Along the southern boundary of the land is a stream, which runs west to east through a densely vegetated spiny, providing a natural water supply. Boundaries to the land are species rich hedges which have been allowed to grow up in order to provide good shade and shelter for livestock.

ACCESS & FENCING

The land is reached by a short shared access driveway which links the land to the highway in the west.

Lots 1 and 2 will benefit from a right of access over the first 10m of the track which is part of Lot 3 and is referred to on the attached plan as the "Access Box".

Lot 3 is reached along a length of its own private access track



Lot 2

which runs between Lots 1 and 2. The Purchaser of Lot 3 shall be responsible for erecting a stockproof fence within 4 months of Completion , along both sides of the 6m wide track which separate Lot 3 from Lots 1 and 2.

SERVICES

There are no mains services connected, although an overhead mains electricity line crosses all 3 lots in the most northerly field. Either a borehole or harvested rainwater, from any buildings erected, could provide a water supply in addition to the stream supply in Lot 3.

FARM AND ENVIRONMENTAL SUBSIDIES

**There are no BPS entitlements included within the sale. None of the land is currently entered into an Environmental Scheme, but this could be an opportunity for a future owner.

TENURE AND POSSESSION

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

METHOD OF SALE

The property will be offered for sale by private treaty.

LOCAL AUTHORITY

Torrige District Council
Website: www.torrige.gov.uk

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 shown on the OS plan, that affect the land.

PLANS

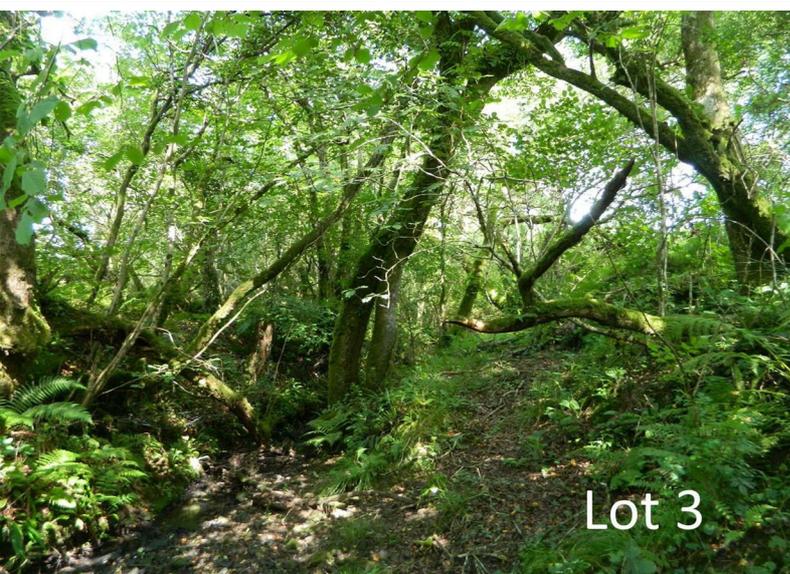
A plan, which is not to be relied upon, is on the back of the sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

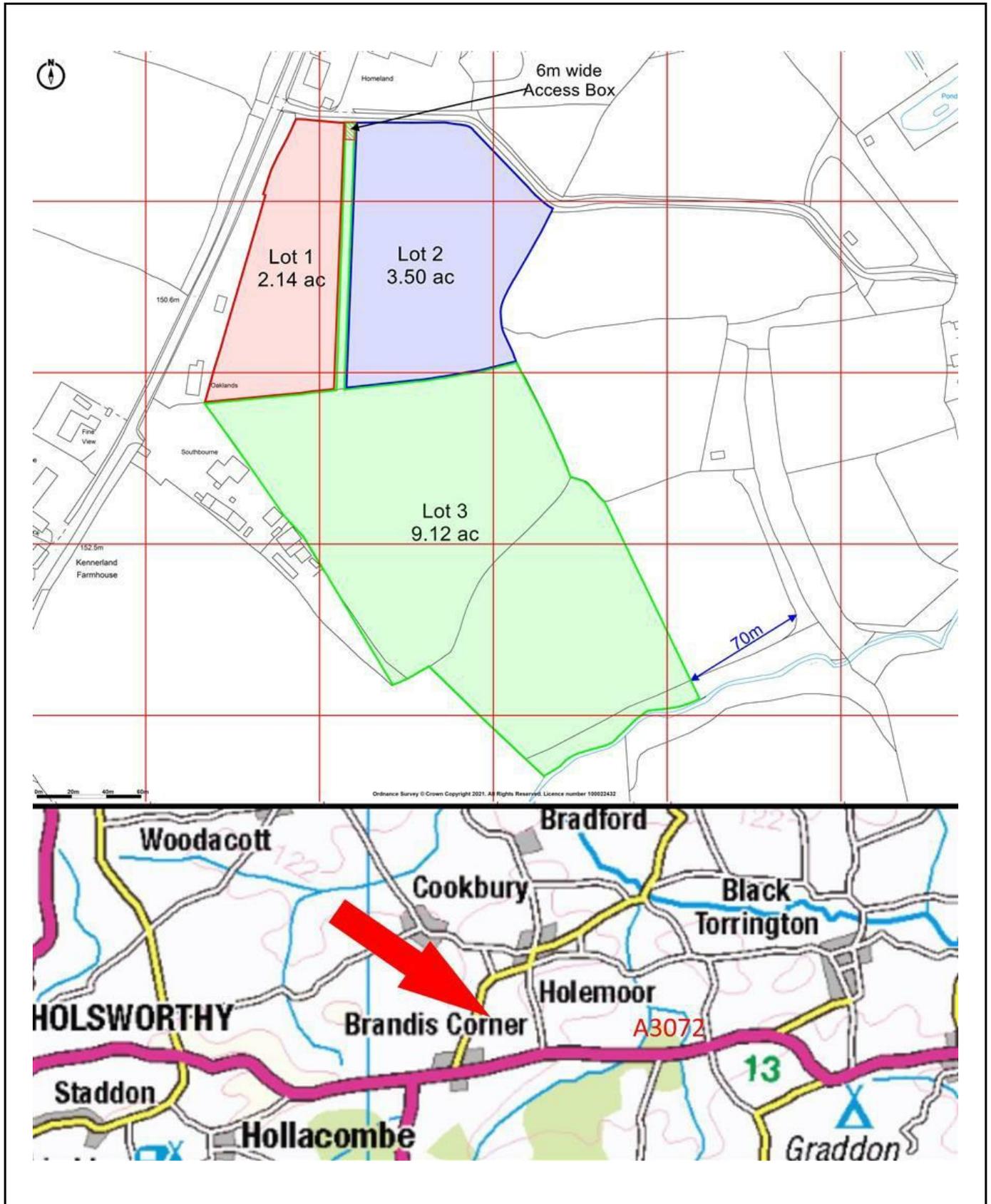
VIEWING

Strictly by prior appointment with the vendors appointed agent. Please contact Stags Launceston Office on 01566 774999. N.B. Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm livestock.

DIRECTIONS

From Holsworthy head east towards Hatherleigh on the A3072. After about 4.5 miles at Brandis Corner, turn left beside the Bickford Arms, signposted to Bradford and Shebbear. Follow the road for about 500m and take the turning right signposted Homelands and marked with a Stags sale board. The land is on the right and accessed through the first gateway on the right.





Kensley House, 18 Western Road, Launceston, PL15 7AS
01566 774999
launceston@stags.co.uk



@StagsProperty