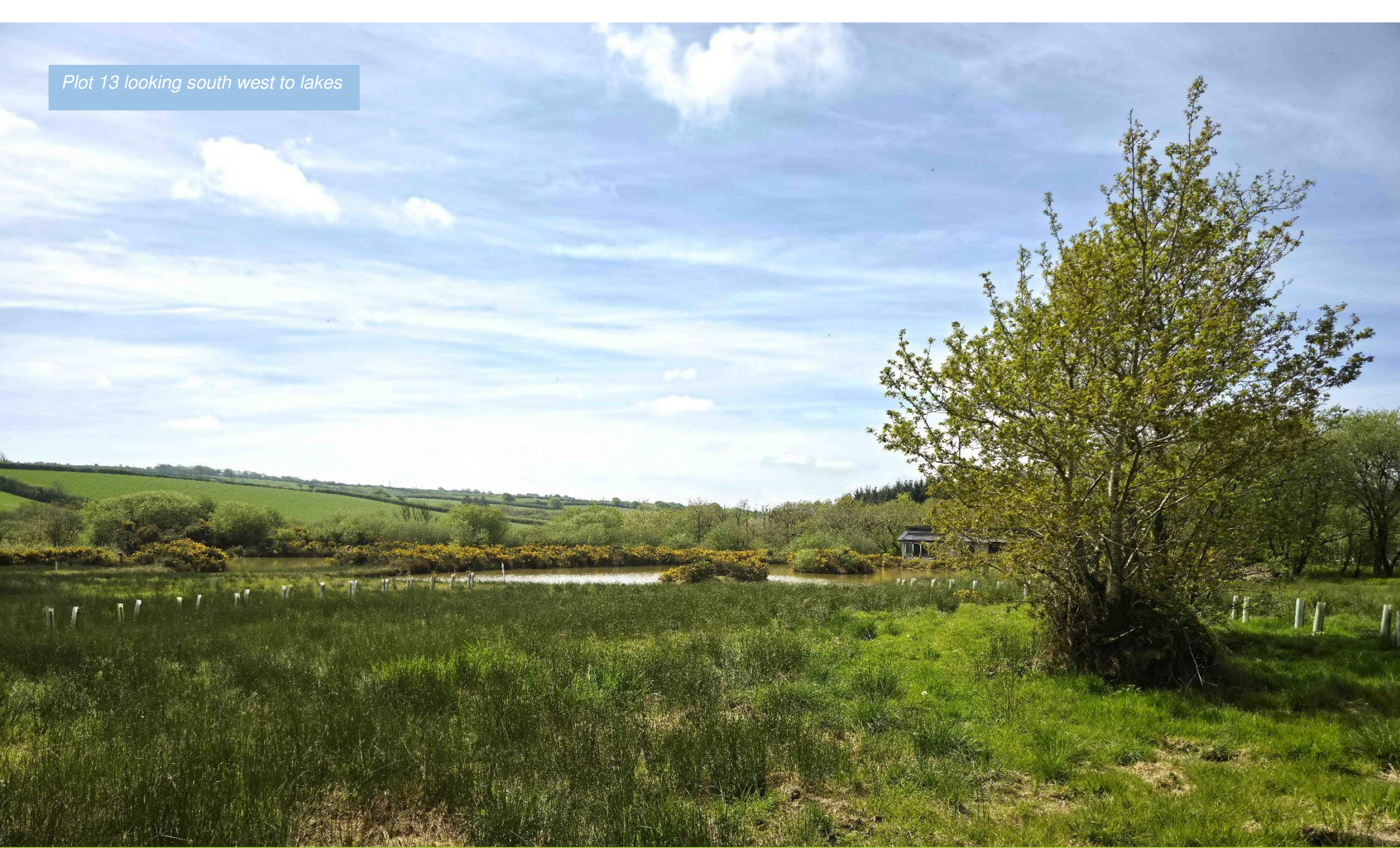


*Plot 13 looking south west to lakes*



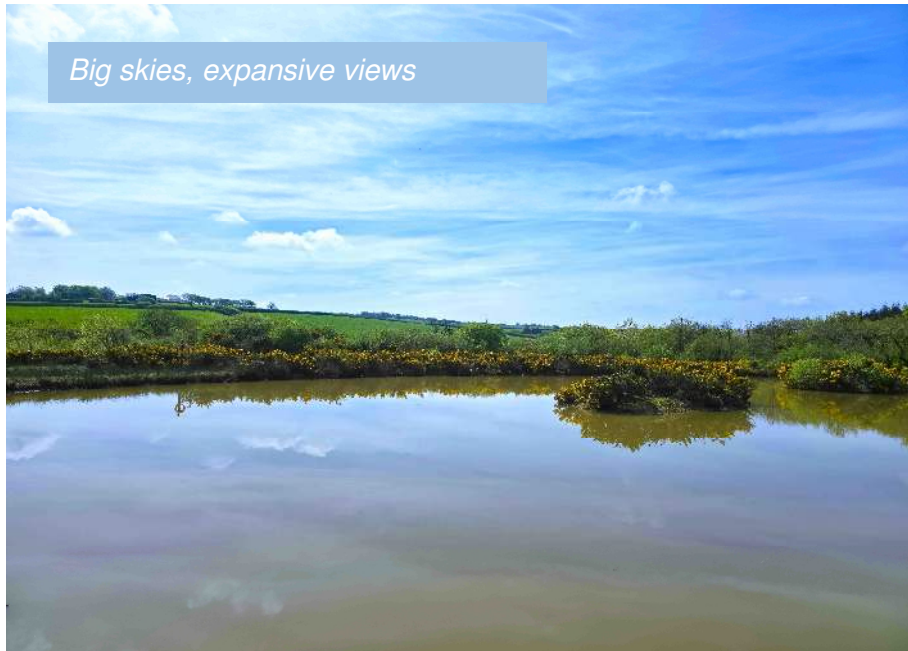
**Forest Lakes 13**      **Price Guide £60,000 Freehold**  
**Woolsery, Bideford, Devon EX39 5QZ**

**HARDING & CO**  
ESTATE AGENTS & VALUERS

Set within a woodland site of 40 acres, adjoining a Wildlife Trust nature reserve, and facing two large lakes, the wider site adjoins the River Torridge and the plot offers wonderful far-ranging views to the south across the traditional farming countryside near the north Devon / north Cornwall border, in close proximity to the spectacular heritage coast. Forest Lakes is a world which is unspoilt, untamed and unbelievably beautiful; home to prolific wildlife, including roe and red deer, hares, foxes, bats, buzzards, tawny owls, barn owls, ducks, pheasants, moor hens, many different species of garden birds, frogs, toads, and rare butterflies and dragonflies. Here is the opportunity to build your personalised holiday home on a quarter-acre plot; a delightful prospect with which to contemplate a lifetime of future holidays in blissful, serene tranquillity.

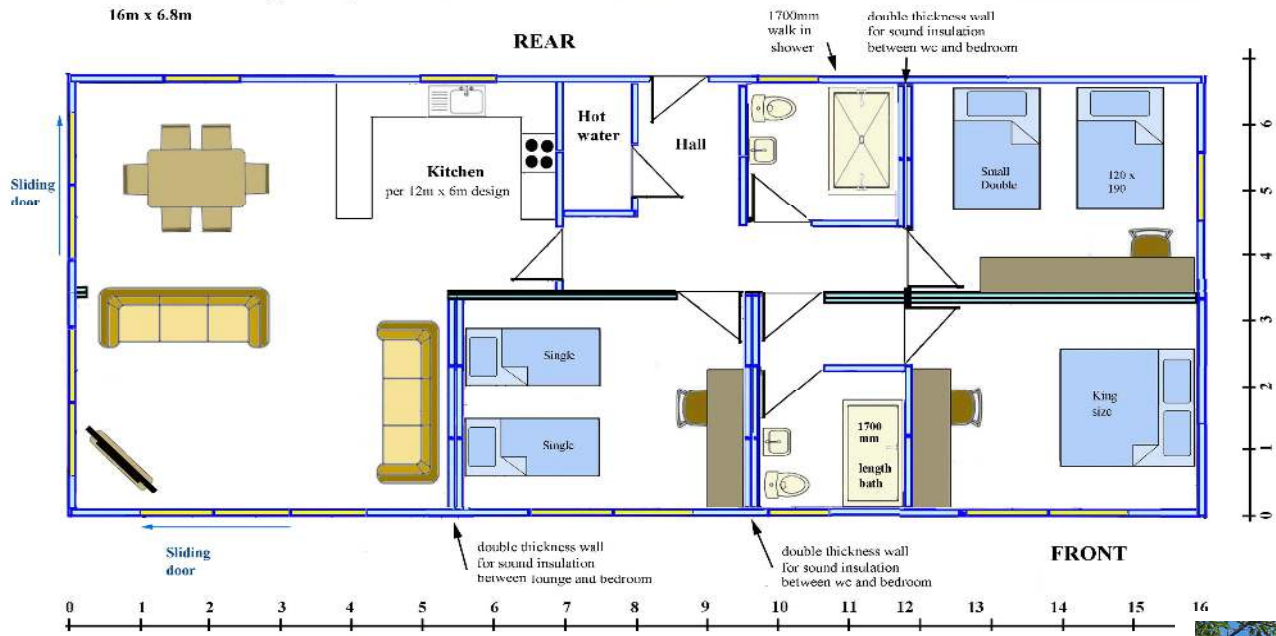
Planning permission exists for a three-bedroom (strictly holiday-use only) lodge of 108 square metres in the most idyllic of locations; fishing rights are included. Water, sewerage and electric connections are in place, ready for your build. Two parking spaces are provided. The plot is approached over a private road serving similar properties already established in lakeside and woodland settings.

The annual site fees for 2026 are £3,152 plus £382 VAT, all linked annually to RPI. Metered water consumption charges are per SWW tariffs.



**Forest Lakes lodge floorplan** copyright (c) Alan Cartwright 2020

16m x 6.8m



Scale 1: 50 when printed on A3 paper

16m x 6.8m

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



*Plot 13 looking back from the lake*



*Example of another built lodge*



*Evening amble at the nearby coast*



*Local bluebell wood*

