



Lots 1 & 2 at Wooda Farm , Pancrasweek, Holsworthy, Devon EX22 7JN

Gently south-facing attractive pastureland with attractive rural views

Cornwall Border 1.5 mile - Holsworthy 5 miles - Bude 6 miles

- Available in 2 Lots
- Ideal for Livestock / Pony Grazing or Camping
- Productive Pastureland
- Lot 1 Adjacent to Bude Canal Aqueduct
- Excellent Walking & Riding
- Potential to erect a stable/modest building STP
- Unlikely to Obtain Planning for a Dwelling
- 6.23 Acres and 8.15 Acres

Prices From £60,000

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## SITUATION

The land adjacent to Wooda Lakes enjoys a peaceful, rural position, within the parish of Pancrasweek. It lies half a mile from the River Tamar and the Cornish border and is almost equidistant from Holsworthy and Bude. The land is situated almost next door to the renowned Dunsdon Nature Reserve, claimed to be the single most important example of Culm pasture in England.

Tamar Lakes Water Sports Centre lies 3 miles to the north-west and is popular with walkers, runners, cyclists, families, sailors, bird watchers and anglers.

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.

Dartmoor National Park lies 21 miles to the south-east and again offers excellent walking and outdoor pursuit opportunities.

The market town of Holsworthy, known for its weekly livestock and pannier markets, boasts a Waitrose Supermarket, a wide range of shops, banks, professional services and agricultural suppliers. Nearby, Bradworthy and Bude also offer local amenities and shopping. The A39 is approximately 4 miles away and the A30 dual-carriageway can be joined at Launceston and Okehampton (19 miles and 21 miles respectively).

## DESCRIPTION

The land is available with the following guide prices:

Lot 1 – 6.23 acres Guide £60,000

Lot 2 – 8.15 acres Guide £60,000

The land lies in a private position set well back from the road and is either level or gently sloping to the south, with both lots having far reaching views over unspoilt countryside. It currently comprises two fields, both accessed from an access box just inside the existing gateway, with a stoned track leading to the main part of Lot 1. Both lots offer the opportunity to create a pond, subject to obtaining any necessary consents and both lots have some frontage along the stream that runs along their southern boundary.

The Bude Aqueduct runs along the western boundary of Lot 1. A bridge over this feeder channel for the Bude Canal links to a towpath/footpath that provides an attractive walk to Lower Tamar Lake to the north. Lot 1 has a small area of woodland adjacent to the Aqueduct.

The land is likely to appeal to a range of purchasers including those looking for a pony paddock or for grazing of some other livestock. It is also likely to appeal to amenity purchasers just wanting to own some countryside within easy reach of the North Cornwall coast. The land has potential for a number of tourism uses or perhaps just for private camping/holidays for the owner and their friends, under the 28 Day Permitted Development Rules (currently 56 days).



## SERVICES

There are no mains services connected. Mains electricity looks to be available for connection from the overhead line running through Lot 2 and the track, part of Lot 1. Both fields can be naturally watered from the stream. Lot 2 has a right to connect to a sub-metered mains water supply from neighbouring Wooda Lakes. A water supply could also be provided by installing a borehole, erecting a modest building and harvesting the rain water or perhaps by bringing a water bowser to the land.

## METHOD OF SALE

The property is offered for sale by private treaty in two lots. An adjoining third lot of pasture and woodland is also available by separate negotiation.

## TENURE

The land is held freehold and will be sold with vacant possession upon completion.

## SPORTING AND MINERAL RIGHTS

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

## WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements along with any public or private rights of way that may affect it. The Ordnance Survey Plan shows no public footpaths or bridleways affect either lots. A footpath runs on the far side of the Bude Aqueduct to the west of Lot 1. Both lots share access over

the private drive from the highway. Lot 2 has a right of access over the first 17m metres of Lot 1.

## FENCING

Assuming Lots 1 and 2 are not sold together, the purchaser of Lot 1 shall be responsible for erecting a fence along the southern side of the stoned track that runs along the northern edge of Lot 2, and for installing a gate within the first 17m of this track. The fence shall comprise stock netting with two strands of plain or barbed wire above and shall be carried out within either 3 months of completion or prior to stocking the land, whichever is the sooner.

## VIEWING

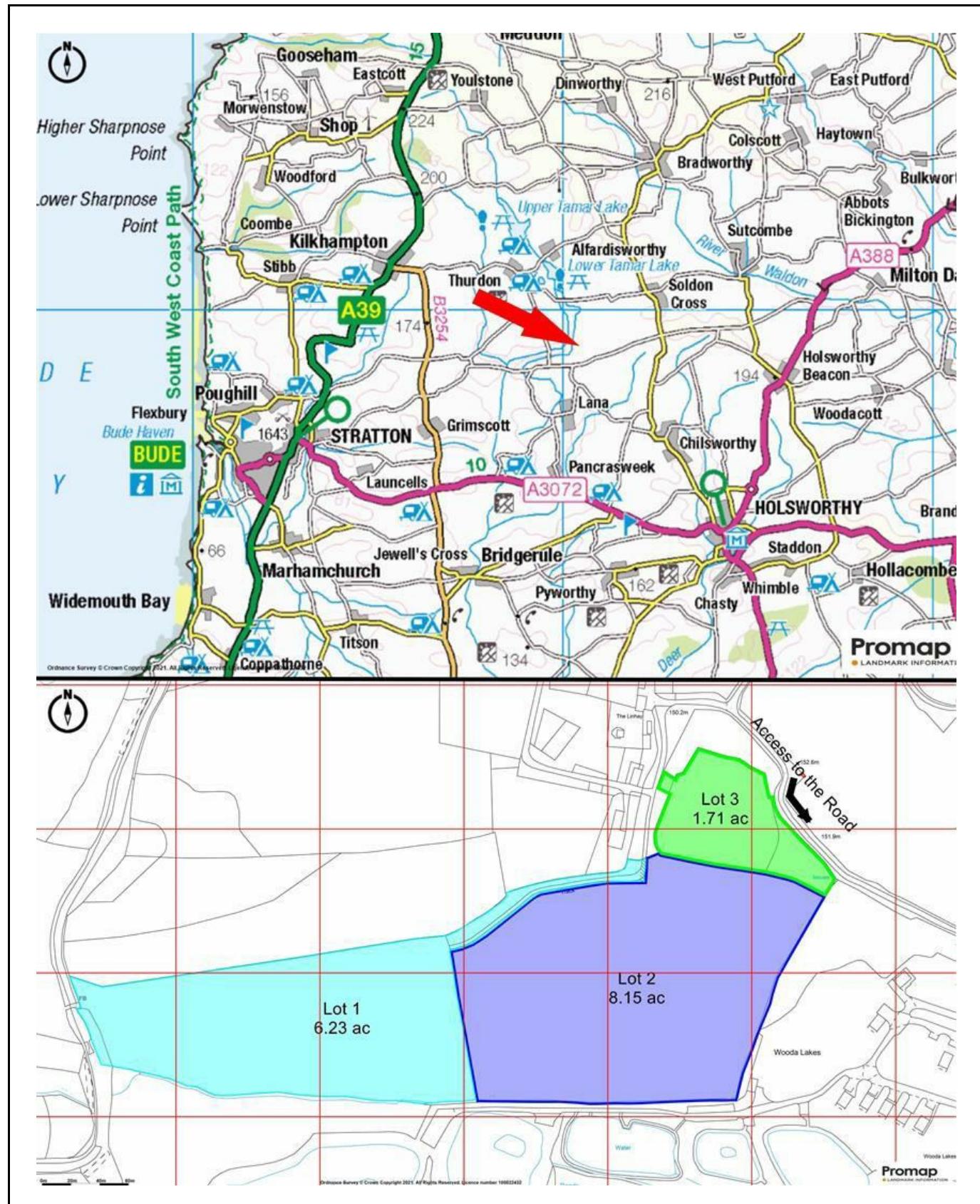
Strictly by prior appointment with the vendors appointed agent, Stags Launceston office.

## DIRECTIONS

From the centre of Holsworthy, initially proceed in a westerly direction along the A3072 towards Bude and almost straight away, turn right opposite the BP fuel station / Marks and Spencer Food Hall, towards Bradworthy and Chilsworthy.

1.7 miles after Chilsworthy, turn left at the first cross roads signposted Pancrasweek and Kilkhampton. Proceed for a further 1.3 miles and on a sharp left hand corner, turn sharp right, beside the entrance to Wooda Lakes. Continue along the drive and at the end, opposite a dwelling on the right, turn left onto a dirt track. The entrance to the land is straight ahead at the end of the track. A For Sale board has been erected at the turning off the road.





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