



Land at St Gennys , Crackington Haven, Bude, Cornwall
EX23 0NN

Level pasture with fantastic sea views, close to
popular beach

North Cornish Coast 750m - Bude 10 miles - Launceston (A30) 16 miles

• Available in 2 Lots • Level Pasture Well Suited to Pony Grazing • Ideal for 56 Day
Camping • Convenient for Beaches and Rural Pursuits • Wonderful Coastal and Rural
Views • Peaceful Position • Unlikely to Obtain Planning for a Dwelling • Each Lot 3.36 Acres

Prices From £47,000

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SITUATION

The land is situated in an Area of Outstanding Natural Beauty, just 7 miles from both the popular tourist resort of Boscastle and Widemouth Bay. It sits in an elevated position with fantastic coastal views all the way up the coast to Bude GCHQ and wonderful views over the attractive Cornish countryside.

Both lots are independently accessed off the lane leading to St Gennys Church. The spectacular North Cornish coast, with its magnificent coastal walks and some of the finest surfing beaches in the country, is just 750m to the north-west.

DESCRIPTION

The land comprises 6.72 acres of pasture, currently within a single field . The land is available as a whole or in two lots as follows:

Lot 1: 3.36 acres (1.36 hectares) - Guide: £53,000.

Lot 2: 3.36 acres (1.36 hectares) - Guide: £47,000.

The land is relatively level and is classified as Grade III on the Agricultural Land Classification Maps. The south-west boundary is a Cornish hedge providing good shade and shelter. The remaining boundaries are generally wire fences.

It 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 close to 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).

FENCING:

Assuming Lots 1 and 2 are not sold together, the purchaser of Lot 1 shall be responsible for erecting a fence along the new dividing boundary. The fence shall comprise stock netting with two strands of plain wire above and shall be carried out within either 3 months of completion or prior to stocking the land, whichever is the sooner.

SERVICES

There are no mains services connected. An overhead mains electricity line that runs along the lane looks to be available for connection. A mains water supply that is available for connection, runs along the lane along the north-east boundary. 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.



Lot 2

METHOD OF SALE

The property is offered for sale by private treaty in two lots.

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 the land. Both lots have their own independent access direct off the road.

VIEWING

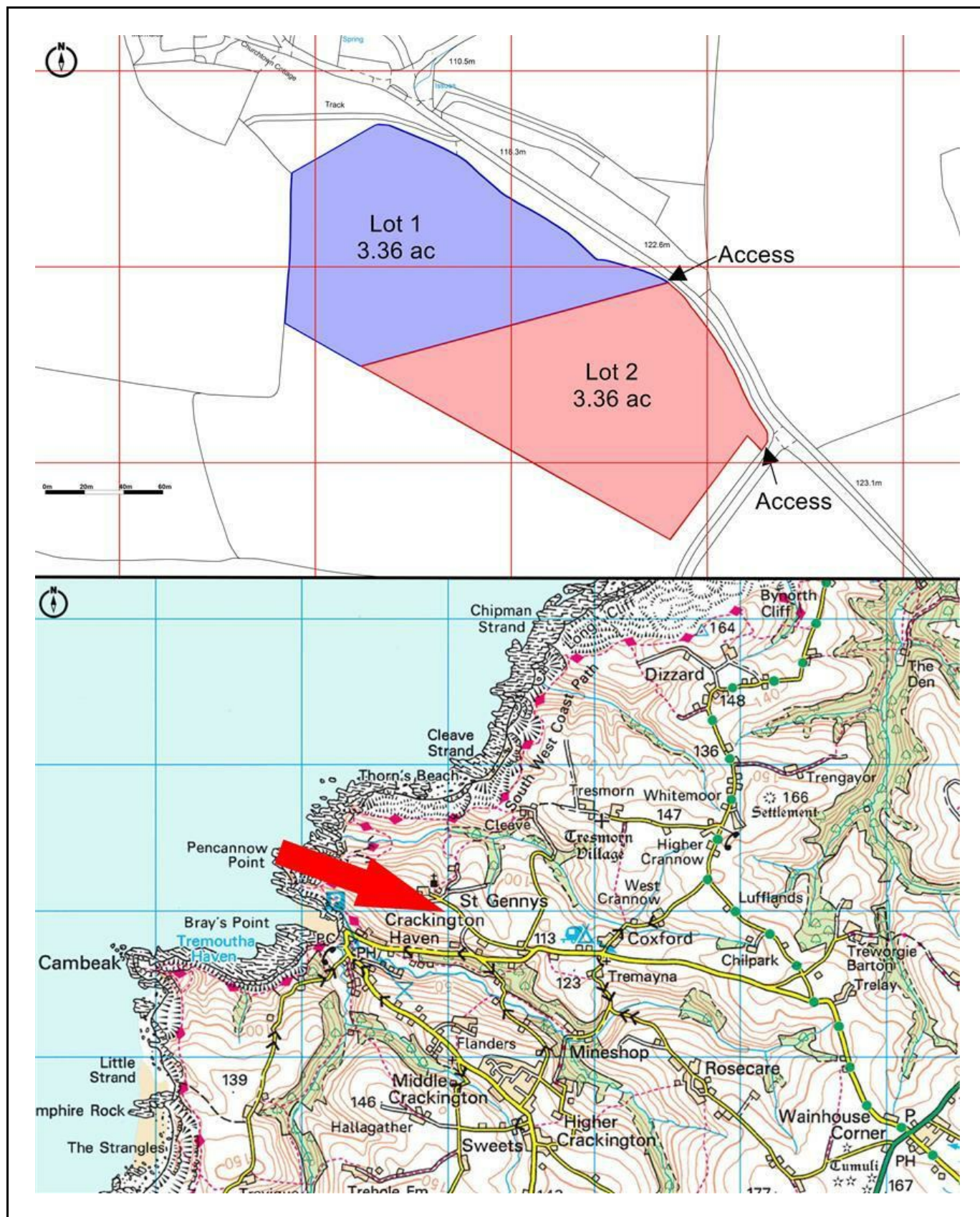
Viewing of the property is strictly by prior appointment through the vendor's appointed agents, Stags Launceston Office.

DIRECTIONS

From the Launceston head west towards Bodmin on the A30. After approx 2 miles turn onto the A395 towards North Cornwall/Camelford. Follow this road through Pipers Pool and

at Hallworthy take the second exit to Otterham. Turn right on the A39 heading towards Bude. Continue along the A39 for 4.4 miles to Wainhouse Corner, turning left signposted to Crackington Haven. Continue and take the 4th turning on the right, signed St Gennys Church. The entrance to Lot 2 is on the left, immediately after the first turning left. A For Sale Board has been erected.





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