



Land at Brandis Corner , Holsworthy, Devon EX22 7XY

A parcel of about 14.5 acres of woodland and meadow with a timber store

Holsworthy 4.7 miles, Hatherleigh 8.5 miles, Okehampton 15.3 miles.

• About 14.59 acres of Meadow and Woodland • Timber Storage Lodge • Amenity and Smallholder Potential • Conservation Appeal • Mixed Woodland • Freehold

Guide Price £120,000

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SITUATION

The land is situated at Brandis Corner, the entrance to the land being to the South of A3072 which connects Holsworthy 4.7 miles West to Hatherleigh, 8.5 miles East.

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. From the surrounding area 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 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 at Brandis Corner is reached from the roadside by an entrance track which leads to a level hardstanding area suitable for parking vehicles.

The land comprises a range of beautiful habitats including

mixed age woodland, meadow and pasture with small water courses which feed a diverse range of wildlife.

Footpaths through the 14.5 acres of land provide access to meadow and mature deciduous woodland which suggest a wealth of improvements for personal enjoyment and other amenity or even sporting uses.

There is a modern timber storage lodge on the land which stands on the footprint of a former timber store. The structure provides storage and alternative uses including as an observation point for the abundance of local wildlife.

ACCESS

Direct access from the public highway.
The access is for agricultural purposes.

SERVICES

No services connected.

METHOD OF SALE

The land is offered for sale by private treaty.

TENURE AND POSSESSION

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



SPORTING AND MINERAL RIGHTS

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

LOCAL AUTHORITY

Torridge District Council. www.torridge.gov.uk

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 electricity poles situated on the land.

The land is subject to a right of way in favour of the neighbouring property over the first part of the track.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING

Viewings are by appointment only on Tuesdays and Saturdays. Please contact Stags Farm Agency on 01392 680059.

WARNING

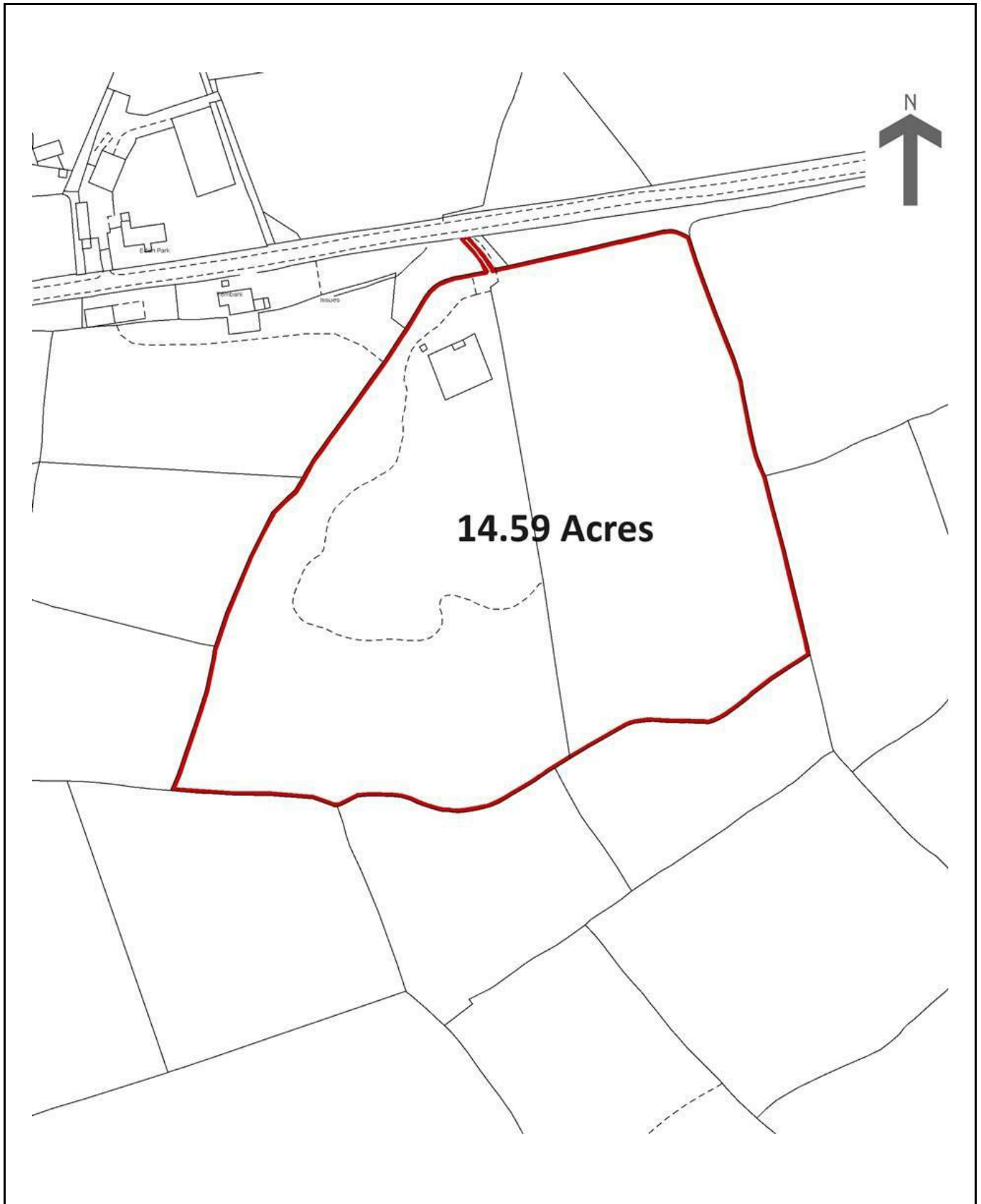
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS

From Holsworthy head east towards Hatherleigh on the A3072. Reach the Bickford Arms after about 4.5 miles at Brandis Corner. Continue on the A3072 for a further 250 yards before reaching the entrance to the land on the right of the road.

What3Words ///clogging.nicely.handover





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.