



Lot 1 Land at Burnards House , Chilsworthy, Holsworthy,
Devon EX22 7JA

**31.58 acres of pasture suitable for grazing and
conservation**

Holsworthy, 3 miles - Bude, 7 miles - A39, 7 miles

• About 31.58 acres of land • Grazing and conservation appeal • Stream
water • Peaceful location • Freehold

Guide Price £175,000

01566 774999 | launceston@stags.co.uk

SITUATION

The land is situated about 1 mile north of the A3072, about 1 mile west of Chilsworthy and 3 miles north west of Holsworthy in the Torridge district of Devon. The area is characterised by the gently rolling countryside, popular for its livestock farming. The market town of Holsworthy serves the local population with its supermarket, livestock market, petrol station & other amenities. In addition, the coastal town of Bude is less than 10 miles away.

DESCRIPTION

The land extends to about 31.58 acres of pasture arranged into a number of enclosures by stock fencing. The primary field of about 6.9 acres is under pasture and benefits from road frontage to the east. Mature boundary trees provide good shade and shelter.

About 24.68 acres of the land has been managed to provide a haven for wildlife, birds and insects being designated as a SSSI under the site name 'Small Brook'.

The land lends itself to tree planting, rewilding or habitat enhancing.

SERVICES

Mains services are not currently connected. Mobile coverage Outdoors - EE, Three, O2 and Vodafone (Ofcom - 18/04/2024).

ACCESS

Direct access from the public highway

METHOD OF SALE

The property will be offered for sale by Private Treaty

TENURE AND POSSESSION

The property is sold freehold with vacant possession.

LOCAL AUTHORITY

Torridge District Council - www.torridge.gov.uk

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they 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 agreement and any public or private rights of way that may affect it.



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

DESIGNATIONS

Part of the land is listed as a SSSI.

ENVIRONMENTAL STEWARDSHIP SCHEMES

There is a current countryside stewardship agreement that runs till the 31st of December 2026.

VIEWING

Strictly by prior appointment with the vendor's appointed agents, Stags Launceston Office on 01872 264488.

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

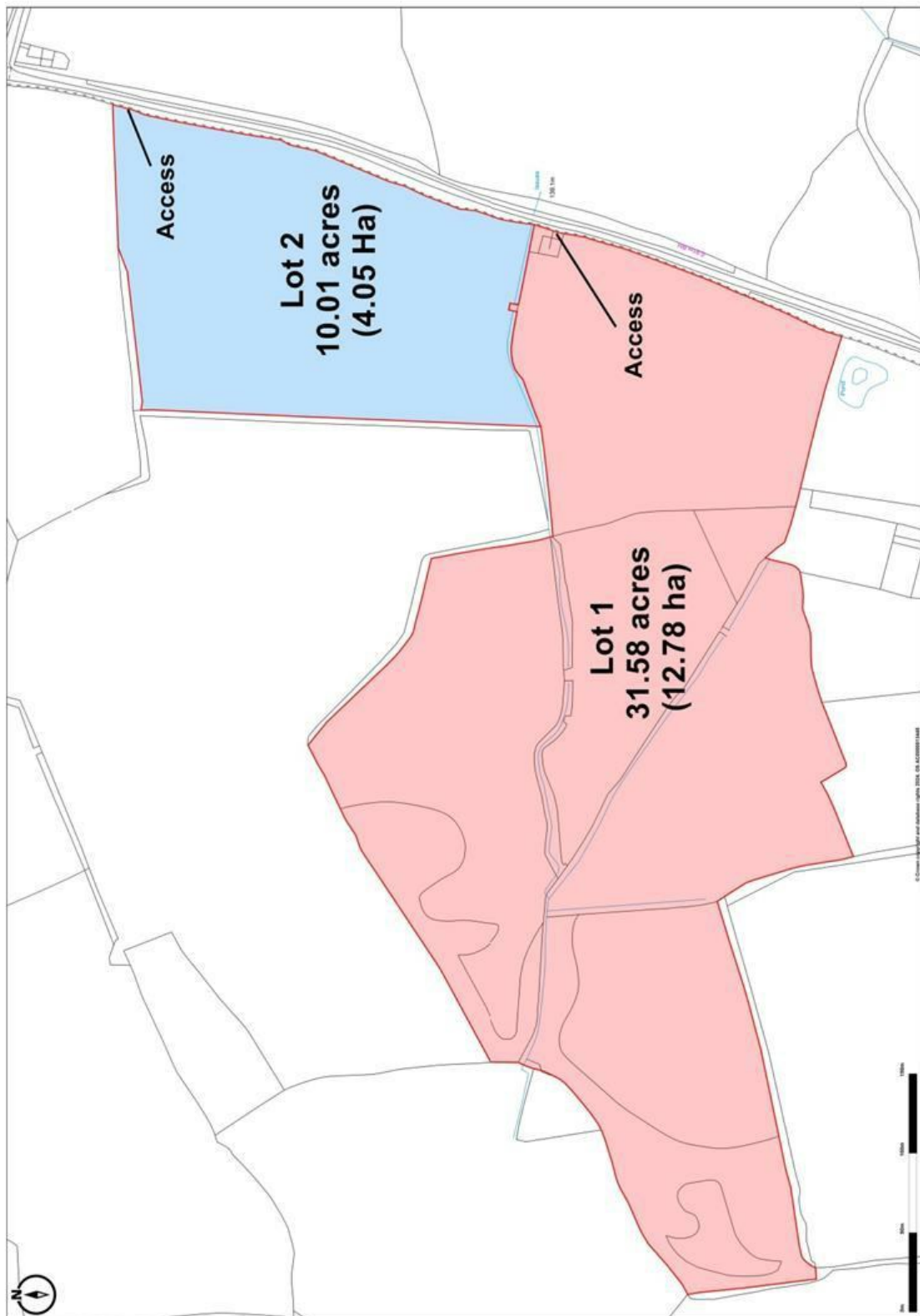
What3Words: [///bland.freely.quibble](#)

From Holsworthy, follow the A3072 East for 2 miles. Turn right towards Bernard's House and continue for 1.2 miles. It is suggested that viewers park outside the access for lot 1 where the for sale board has been erected. The access for lot 2 is 0.2 miles further up the road on the left.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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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.