



Bond
Oxborough
Phillips

Changing Lifestyles

Lot 4 Willows End
Derril
Pyworthy
Holsworthy
Devon
EX22 6YA

Asking Price: £55,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Lot 4 Willows End, Derril, Pyworthy, Holsworthy, Devon, EX22 6YA

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Situation - From the centre of Holsworthy proceed on the A3072 Bude road for approximately 1 mile and take the first left hand turning signed Pyworthy. Follow this country road until reaching Derril and at the crossways turn left, where the entrance to the land will be found after about 200 yards on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation - Situated between the friendly village of Pyworthy and Derril, the land is readily accessible. The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of "Ruby Country", named after the famous local Red Ruby cattle.

The Land - The land is accessed off a quiet parish road, providing access to a gently sloping parcel of land totalling approx. 2.5 acres. The land is bordered by mature Devon hedges and stock proof fencing.

Boundaries - The plan of the land is indicated to be a good guide of what is being sold. The vendors solicitor will confirm precise boundaries upon agreement of sale.

Services - No services connect, but nearby.

Wayleaves and Rights of Way - South West water have a right of way over the lane, to access to their treatment plant.

Viewings - All viewings are to be accompanied by a member of the Bond Oxborough Phillips Holsworthy Team. To arrange your viewing, please contact us on 01409 254238 or holsworthy@bopproperty.com.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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