



Bond
Oxborough
Phillips

Changing Lifestyles

Land At Dunsland Cross
Brandis Corner
Holsworthy
Devon
EX22 7YH

Guide Price: £450,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Land At Dunsland Cross, Brandis Corner, Holsworthy, Devon, EX22 7YH



- APPROXIMATELY 40 ACRES
- ARRANGED OVER 3 FIELDS
- RANGE OF OUTBUILDINGS
- DEVELOPMENT POTENTIAL, SUBJECT TO GAINING NECESSARY CONSENTS
- DEVON HEDGEROW BOUNDARIES
- 2 GOOD POINTS OF ACCESS FROM THE A3079
- A SHORT DRIVE TO THE POPULAR MARKET TOWN OF HOLSWORTHY & OKEHAMPTON/A30



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Located a short distance from the Market Town of Holsworthy with convenient access off the A3079 via a 5 bar gate. An access lane leads to an open fronted three bay pole barn. The land totals approximately 40 acres arranged over three fields with natural Devon hedgerow boundaries. The land would benefit from some general maintenance and management and is predominantly level ground with some gently sloping, south facing areas.



Directions

From Holsworthy proceed on the A3072 Hatherleigh road for 4 miles, and upon reaching Dunsland Cross turn right onto the A3079 signed Okehampton. Follow this road for approximately 1/2 mile whereupon the entrance will be found on the right hand side, with a Bond Oxborough Phillips for sale board clearly displayed.

Situation

The land is conveniently accessed along the A3079 and is within some 4 miles of the bustling market town of Holsworthy with its weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. 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. It is only about a mile from the small hamlet of Brandis Corner with its pub, The Bickford Arms. The village of Halwill Junction is approximately 3 miles and offers a good range of traditional amenities including a Primary School, popular Pub, Newsagent, General Stores, Hairdressers etc. Bude on the North Cornish coast is some 14 miles, whilst Okehampton, the gateway to Dartmoor is some 16 miles. The Cathedral and University City of Exeter is some 36 miles.

What3words - [///booth.flickers.moves](https://www.what3words.com/booth.flickers.moves)

The Land - There are two entrances from the adjacent A3079 that gives access to all three fields, totalling approximately 40 acres. The main entrance gives access to an internal lane that leads to a 3 bay, open fronted barn. There is also a smaller pole barn near the second entrance. The land is bordered by mature hedging and Devon bank with a mixture of native mature trees. The larger top field of approx. 23 acres is separated from the lower field by a stream. The upper field has a new fencing installed a few years ago, but will need some minor repairs to make it stock proof.

Development Opportunity - Within the 40 acres of land there are a couple of agricultural pole barns, which might be suitable for conversion or other development opportunities. This is subject to gaining the necessary planning consents from the local planning authority.

Boundaries - The plan of the land is indicated to be a good guide as to what is being sold. The vendors' solicitor will confirm precise boundaries upon agreement of sale. The land is currently registered under 3 titles.

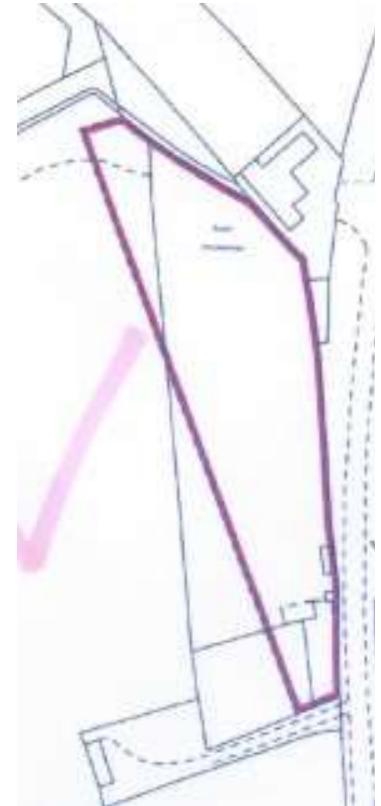
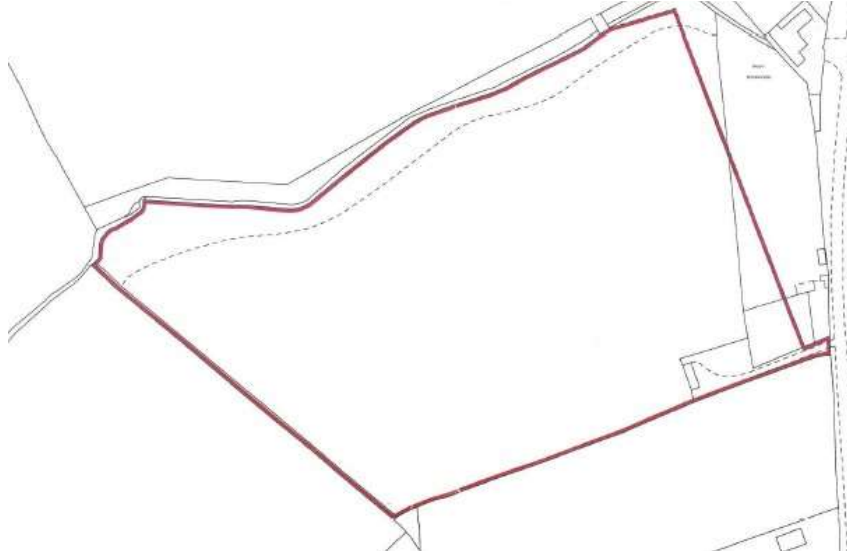
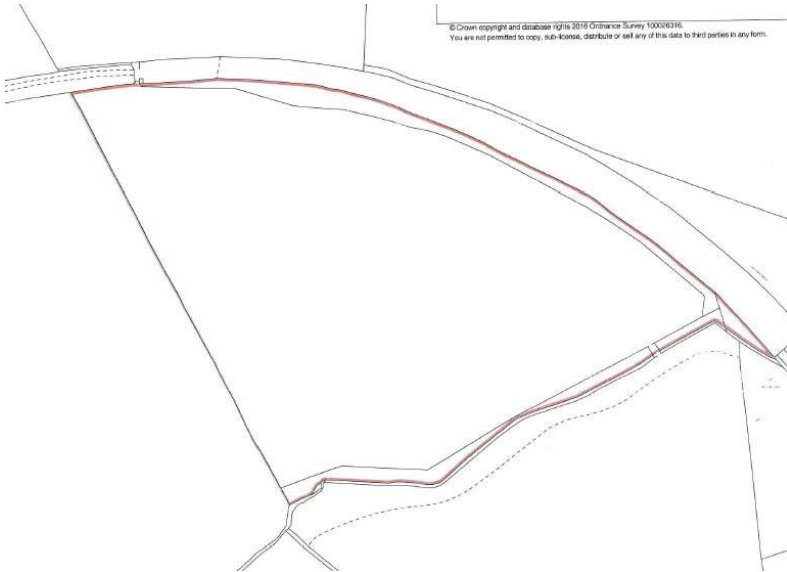
Wayleaves and rights of way - We are informed there are no public footpaths across the land.

Viewings - Viewings to be arranged with and accompanied by the selling agent Bond Oxborough Phillips.

Services - No services connected.

Agents Notes - The land is to be sold as seen.

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If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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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