



Bond
Oxborough
Phillips
Changing Lifestyles

Equestrian Yard
Week St. Mary
Holsworthy
Cornwall
EX22 6XL

Guide Price: £220,000 Freehold



Changing Lifestyles

01288 355 066
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- EQUESTRIAN FACILITY
- 5.84 ACRES IN ALL
- SUBSTANTIAL MODERN STEEL FRAME BARN
- SCHOOLING AREA
- POTENTIAL FOR ALTERNATE USES/ DEVELOPMENT SUBJECT TO PLANNING
- VIEWINGS BY APPOINTMENT WITH AGENT
- VILLAGE LOCATION



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Equestrian Yard, Week St. Mary, Holsworthy, Cornwall, EX22 6XL

A superb equestrian facility situated on the edge of the sought-after village, set within approximately 5.84 acres with gently sloping pasture land and superb rural views across open countryside.

Substantial modern steel-framed barn incorporating four loose boxes, tack room and a large covered area with concrete hardstanding. The site benefits from direct access from the parish road, while enjoying a peaceful rural position with easy access to the North Cornish coastline.

The barn offers excellent scope for alternative uses or possible development, subject to the necessary planning permissions, making this an appealing opportunity for those seeking a lifestyle, equestrian, or smallholding venture.

The Land - The land comprises two principal fields of gently sloping pasture, with a track and fencing providing scope for sub-division into smaller paddocks if required. A small parcel of rough ground with natural ponds provides a haven for wildlife and an appealing natural setting.

School - 130' x 65' (39.62m x 19.8m)
Fully fenced all-weather schooling pen/turnout area.

The Barn - 58'5" x 40'6" (17.8m x 12.34m)
The barn comprises a substantial modern agricultural building of approximately 2,365 sq ft (219.8 sq m), incorporating four loose boxes and tack room with concrete hardstanding and shelter provided from large overhang. Large open covered storage area. Steel-framed construction with part block and timber/profile sheet elevations beneath a pitched sheeted roof.

Agents Note - The barn may offer potential for consents under Class Q or full planning permission. Buyers are advised to make their own enquiries with Cornwall Council regarding any future development prospects.

With the exception of a single dwelling, the land will be subject to an overage clause of 25% for a period of 20 years. This will ensure that any uplift in value arising from future residential development is shared.

Services - Private borehole water supply and mains electricity supply.

Anti-Money Laundering - 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.

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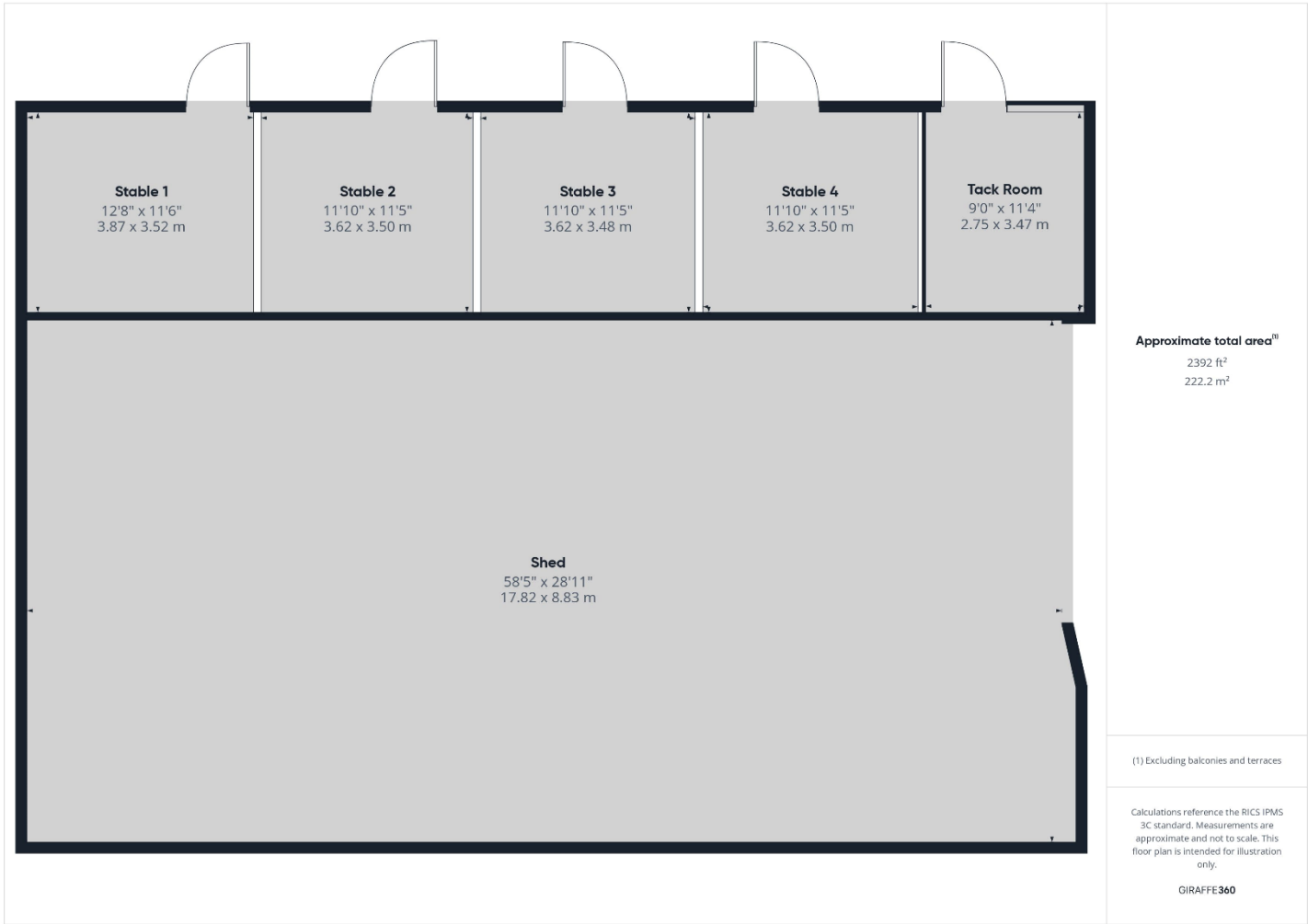


Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.



Directions

From the centre of Bude, proceed along Kings Hill to the A39, turning right towards Camelford. Continue for approximately 2½ miles and take the left hand turning at Box's Shop, signposted Week St. Mary. After approximately 1½ miles, turn right at the junction and follow the road into Week St Mary. Upon entering the village, just before the village hall, the land will be found on the left hand side.

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