



Bond
Oxborough
Phillips

Changing Lifestyles

Land Near Bradworthy
Bradworthy
Holsworthy
Devon
EX22 7QT

Asking Price: £155,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com



- APPROXIMATELY 7.7 ACRES
- EDGE OF VILLAGE LOCATION
- RIVER FRONTAGE
- ROAD FRONTAGE
- 2 PADDOCKS
- WOODLAND AREA



Overview

Enjoying a quiet and a convenient position on the outskirts of the sought after Village of Bradworthy which supports a comprehensive range of local amenities. The land total approximately 7.7 acres and comprising two south west facing fields extending a little under 6 acres, and an area of woodland. The Western boundary is bordered by and enjoys river frontage along the River Waldon, the Eastern boundary has good road frontage with two access gateways.

Location

Enjoying a rural location amidst unspoilt countryside and about equidistant from Bude and the North Cornish Coast, Bideford and Holsworthy. Some of the country's finest coastal landscapes/scenery is literally within a 15 minute drive. The Village of Bradworthy caters amazingly well for the locality with a superb range of village amenities including Post Office, General Stores, Butchers, Doctors Surgery, popular Pub, Social Club, thriving Bowling Club and particularly well supported Village Hall with a great variety of activities. The village is also lucky to have the Bradworthy Primary Academy offering excellent schooling for youngsters.

Directions

From the centre of Holsworthy proceed in the Bude direction and on the edge of Holsworthy, at the BP Garage, turn right signed Bradworthy. After approximately 7 miles you will reach the village square, and proceeding straight through heading out of the village for 1/4 mile, take the left hand turning signposted Dinworthy. Follow this road for a short distance whereupon the entrance to the field will be found with a Bond Oxborough Phillips for sale board clearly displayed.

Services - Mains water available. An overhead electricity line crosses the land that may be suitable for connection. Purchasers must satisfy themselves on both these points.

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

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

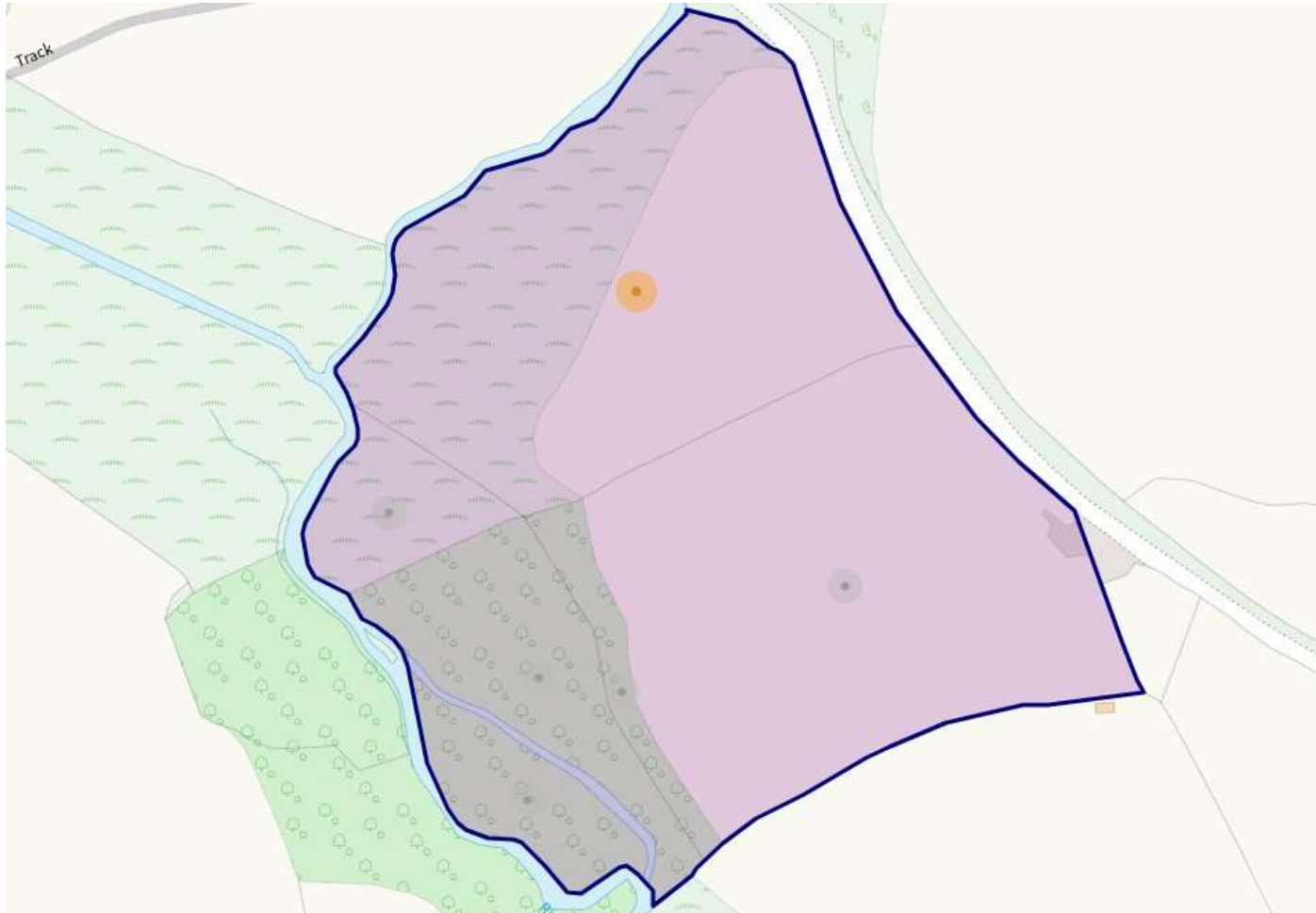
Viewings - Viewings are strictly by appointment and to be accompanied by the selling agent Bond Oxborough Phillips.

Local Authority - Torridge District council

The land - The land is divided into two, south westerly facing paddocks paddocks, both bordered by traditional Devon hedgerows, and both have entrances off the parish road. On the Western boundary is a wooded area, that slopes down to the River Waldon. It is thought that the land may have some development potential in the future being so close to the edge of the Village. Likewise would be suitable for agricultural or recreational use.

What3words - ///restored.premiums.syndicate

Land Near Bradworthy, Bradworthy, Holsworthy, Devon, EX22 7QT



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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