



Lot 3 Dunsland Cross  
Brandis Corner  
Holsworthy  
Devon  
EX22 7YH



**Guide Price: £60,000 Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

Lot 3, Dunsland Cross, Dunsland Cross, Brandis Corner,  
Holsworthy, Devon, EX22 7YH



- APPROXIMATELY 4.48 ACRES OF LAND
- ARRANGED OVER 2 FIELDS
- 2 ENTRANCES OFF THE ROAD
- ACCESS OFF THE A3079
- PREDOMINANTLY LEVEL GROUND
- MATURE HEDGEROWS AND NATIVE TREES BORDER
- BACKING ONTO THE DISUSED RAILWAY LINE
- EPC: Exempt



## Location

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.

## Overview

**Located in this most convenient location off the a3079 between the Market Town of Holsworthy and the sought after Village of Halwill, is this parcel of land of approximately 4.84 acres comprising two fields with separate entrances off the road. The land would benefit from some general maintenance and management and is predominantly level ground suiting a variety of uses.**

## 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 left hand side, with a Bond Oxborough Phillips for sale board clearly displayed.

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**The Land** - The land of approximately 4.85 Acres consists of 2 adjoining fields with Devon hedgerows bordering. Both fields have access off the road. The Southern field has a tumbledown field shelter.

**Services** - We understand that mains water was connected to the land, this has since had the supply cut off.

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

**Wayleaves and rights of way** - We understand there are no rights of way through the land.

**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.

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

**What3words** - [///lamppost.hourglass.danger](https://www.what3words.com/#!/lamppost.hourglass.danger)



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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.

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