

KIVELLS

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Land at South Stursdon
Morwenstow
Bude
Cornwall, EX23 9HU



Guide £195,000

An exceptional block of adaptable land extending to some 25.80 acres (10.44 ha)

- ◆ Highly productive grass land
- ◆ Mainly level with some steeper ground including 3.95 acres of woodland
 - ◆ Mains and natural water
- ◆ Excellent access off a parish road and internal hard-core track.



Please contact us to view this property **01409 259547** or email **farms@kivells.com**

SITUATION

The land at South Stursdon is located north-west of the village of Kilkhampton and sits quietly on the parish road leading to Woodford.

The A39 'Atlantic Highway' is just over a mile from the land and this pretty scenic route leads north to the port town of Bideford and beyond, and south to the nearby village of Kilkhampton which offers an excellent range of amenities including a village shop, two public houses and an agricultural merchant. The north Cornish coast is only a stones throw away and the popular seaside town of Bude is within a fifteen minute drive and has much to see and do as well as two sandy surfing beaches.

DESCRIPTION

This super productive block of land extends to some 25.80 acres (10.44 hectares) and benefits from excellent access off the adjoining parish road. An internal hard-core track provides further access to the fields as well as acting as a loading facility and feeding area.

The land itself comprises five adjoining enclosures which are all in permanent pasture but equally capable of growing quality arable crops. The land is mainly south facing and gently sloping with some steeper ground on the northern boundary, part of which has a pretty native woodland with a small river running through the bottom of the valley.

Cornish hedge banks form the boundaries and the land is very well fenced (for sheep). The gateways have been well maintained and each field has a mains water trough connected.

TENURE

Freehold with vacant possession upon completion.

LAND PLAN

The plan of the land is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

EASEMENTS, WAYLEAVES, RIGHTS OF WAY

The land is offered for sale subject to and with the benefit of all matters contained in or referred to in the Property Charges Register of the registered title. together with all public rights of way, wayleaves, easements and other rights of way, which cross the property.

DIRECTIONS

From Kilkhampton, heading towards Bideford on the A39 and on just leaving the village, pass the layby on the left hand side, take the left turn signposted Stursdon Lee.

Follow this road for about a mile and the land can be found on the right hand side.

SERVICES

Mains water is connected.

BASIC PAYMENT SCHEME

Basic Payment entitlements have been established over the land. Entitlements equal to the area of eligible land being sold will be transferred to the purchaser. The vendor will undertake to lodge any such documents with the Rural Payments Agency (RPA) to allow the transfer of entitlements subject to RPA guidelines. Further details regarding these entitlements are available at the Agents office.

VIEWING

By appointment only.

The vendor respectfully asks that you do NOT drive around the property. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

We are open from at least 8.30am to 4.30pm Monday to Friday and 9am to 1pm Saturdays.

FULL DETAILS OF THIS AND EVERY PROPERTY ARE AVAILABLE ON OUR WEBSITE www.kivells.com

CONTACT US

Farms & Land Department, Stanhope House, Holsworthy, EX22 6DT.

01409 259547

farms@kivells.com.

DISCLAIMER

Kivells for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

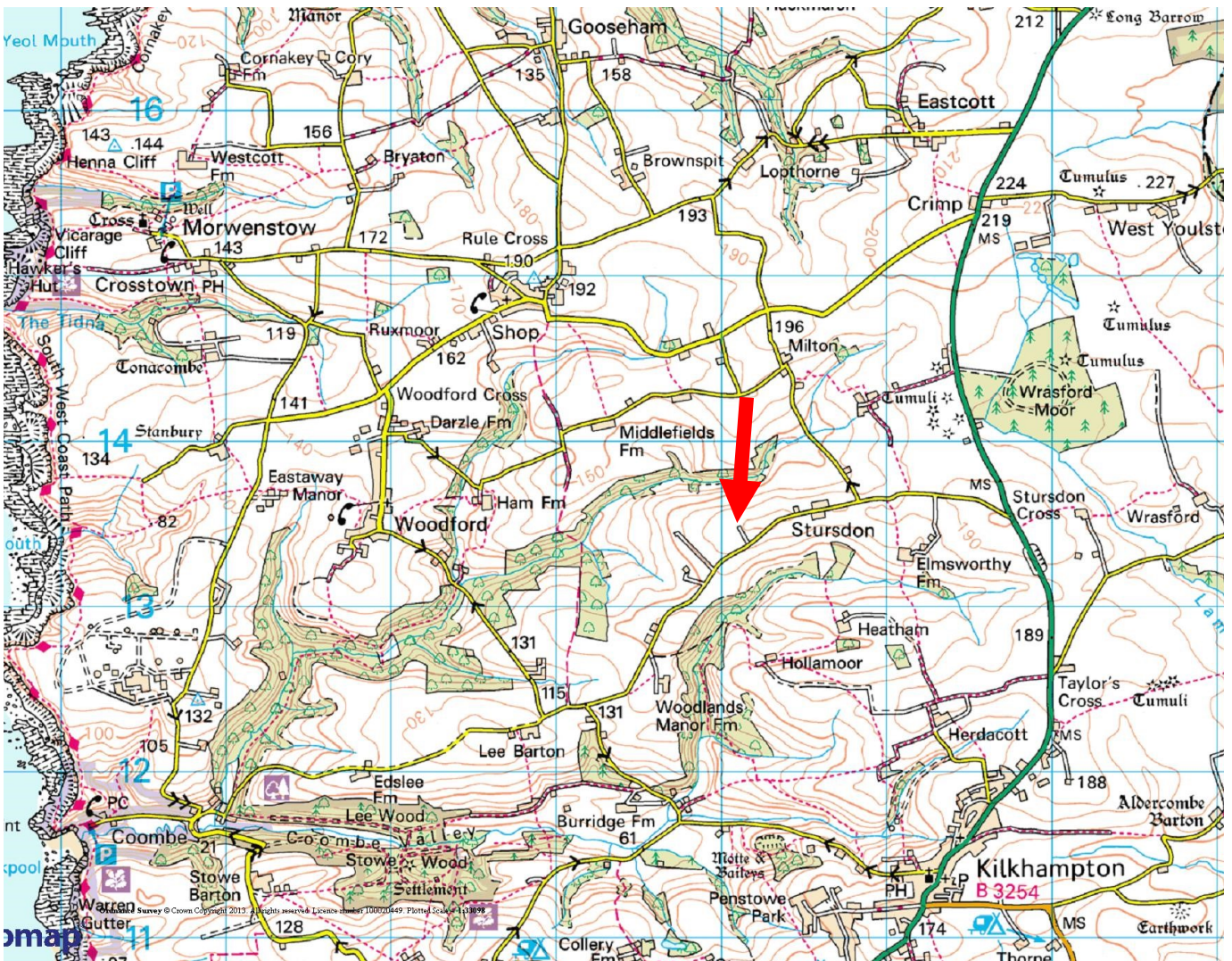
- The particulars are set out only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- All descriptions, photographs - which may be taken with a wide angle lens or zoom, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Kivells has any authority to make or give any representation or warranty whatsoever in relation to this property. In the event that our details are used in part exchange negotiations we reserve the right to recoup our costs.

LOCATION PLAN

Map for identification purposes only - Not to Scale.

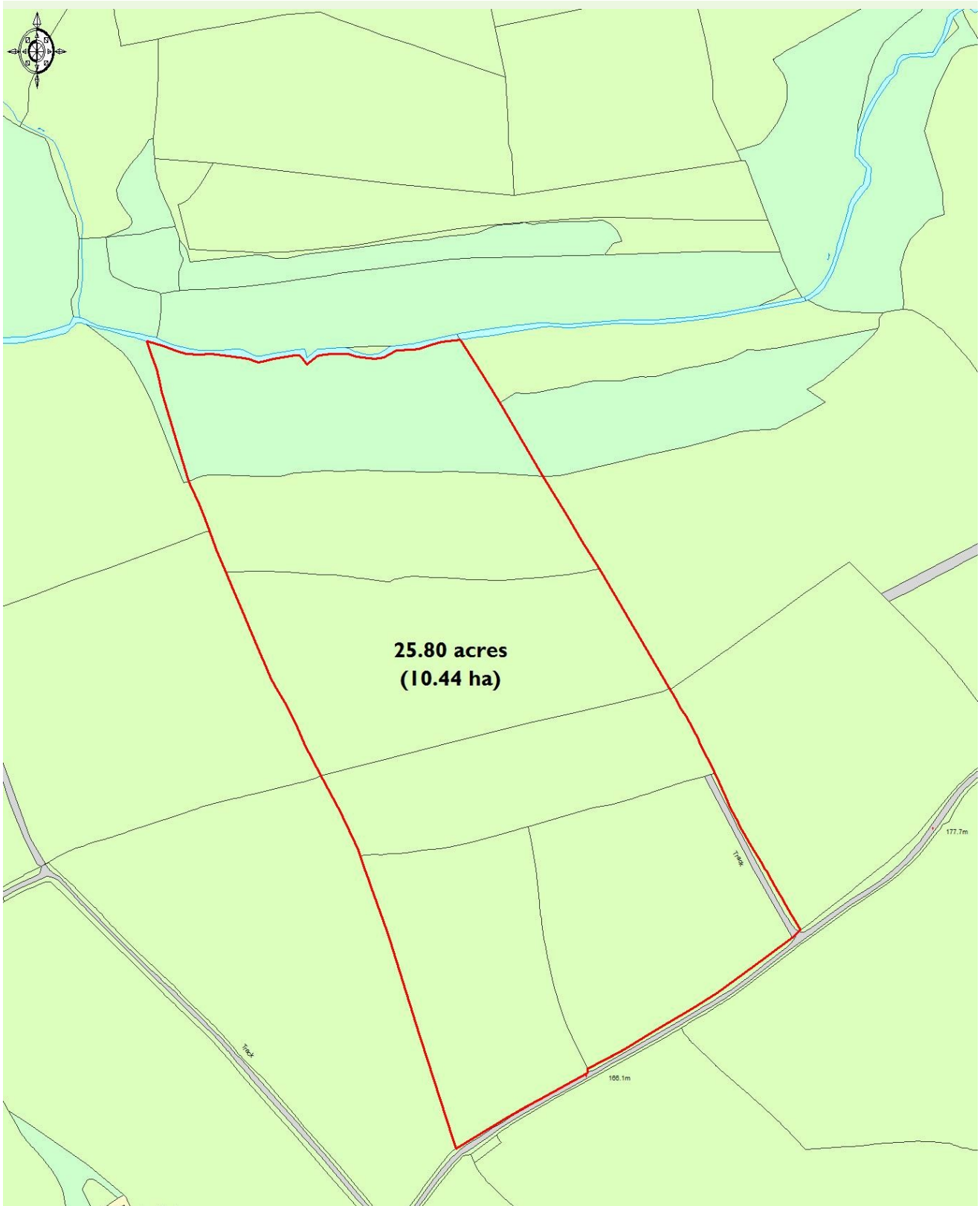
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LAND PLAN

F o r
i d e n t i f i c a t i o n
p u r p o s e s
o n l y.



Please contact us to view this property **01409 259547** or email **farms@kivells.com**

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