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Land At East Rightadown, Brandis Corner Holsworthy, EX22 7XZ

41.25 Acres of productive, south facing, well fenced pasture
with wonderful panoramic views, towards Dartmoor

Holsworthy 6 miles Hatherleigh 9 miles Okehampton 18 miles

• Highly Productive • Well Fenced • Road Frontage • 1.1 acres Fishing Lake •
2.18 acres Woodland • Far Reaching Views • 41.25 acres in a Ring-fence •

Guide price £210,000

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DESCRIPTION

The land comprises 6 productive and generally south facing fields of practical size and shape. In the north east corner there is a block of woodland that measures approximately 2.18 acres. In the south east corner there is a one acre established lake, believed to be stocked with specimen mirror carp.. The land has a generous length of road frontage and has good access through gateways off the drive, near the road and at the other end, beside the farmhouse garden. In all the property extends to 41.25 Acres or thereabouts and lies in a ring-fence to the south and east of the former farmstead.

The land is likely to suit a purchaser looking for land to graze with livestock or perhaps for mowing. There is potential, subject to planning to erect an agricultural building if required.

SITUATION

The land enjoys a most enviable rural location with no public rights of way, and has far reaching, south facing views over the west Devon countryside, with the majestic Dartmoor National Park in the distance. The farmstead is set back approximately 100m from the Holsworthy to Hatherleigh road, accessed via a concrete driveway, which currently serves all the dwellings and farm buildings. The land has been part

of a stock rearing farm for over fifteen years and is located within a good grass producing area.

The small hamlet of Brandis Corner is half a mile to the east and benefits from the popular Bickford Arms Inn. The small rural village of Bradford is one and a half miles to the north and has an excellent, well-supported primary school.

The ancient market town of Holsworthy, which gained its charter some 850 years ago, is six miles to the west and here one can enjoy a variety of shops surrounding an attractive town square where a weekly panier market is held. A Waitrose supermarket and two out of town equestrian/agricultural rural stores serve a wide rural community as do the educational amenities from pre-school to GCSE standard. Doctors, dentists and veterinary surgeries are available together with sporting clubs such as a sports hall and indoor heated 25m swimming pool, cricket, football and bowls club and an 18 hole golf course.

Bude and the rugged North Cornish coast is sixteen miles to the west and access onto the A30 dual carriageway is at Sourton Cross near Okehampton - approximately seventeen miles. This provides excellent transport links to the cathedral cities of Truro to the west and Exeter and the M5 motorway to the east.



Exeter benefits from mainline train services and an International airport.

SERVICES

Mains water is available for connection beside the road. The land has been served by strategically positioned mains fed water troughs, which could be re-connected, with a new mains connection. Mains electricity also appears to be available for connection nearby.

LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford, Devon, EX39 2QG. T: 01237 428700.
www.torridge.gov.uk.

AGRICULTURAL AND ENVIRONMENTAL SUBSIDIES

The land has not been entered into any environmental schemes. The appropriate number of Basic Payment Scheme Entitlements shall be transferred to the purchaser.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights such as they are owned are included within the sale.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or

telephone equipment. The land is also sold subject to and with the benefit of any public or private rights of way, etc. There are no public rights of way shown on the Ordnance Survey Plan affecting the property. We believe the relevant wayleave agreements are in place for the electricity line that crosses the land.

PLANS AND BOUNDARY FENCES

A plan, which is not to be relied upon, is attached to the sales particulars. Purchasers must satisfy themselves as to its accuracy. The perimeter boundaries of the property appear to be generally stock proof.

VIEWING

Viewing of the property is strictly by prior appointment through the sole agent, Stags Launceston office.

DIRECTIONS

From Holsworthy take the A3072 in an easterly direction towards Hatherleigh. In 3.7 miles at Dunsland Cross go straight on and in a further 0.3 miles pass through the hamlet of Brandis Corner passing the Bickford Arms Inn on the left hand side. In a further 0.7 miles, the entrance to East Rightadown Farm will be found on the right hand side, just prior to the left hand turning posted Bovacott. Map reference: OS Landranger sheet 190:422/041.





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