



Land at Inscombe, Bradworthy, Holsworthy, Devon, EX22 7PZ

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An attractive field extending to over 5 acres near the village of Bradworthy.

Bradworthy 2.1 miles - Holsworthy 6.6 miles - Kilkhampton (A39) 5 miles

• Single Field • 5.35 Acres • Road Frontage • Derelict Building • For Sale by Private Treaty

Guide Price £35,000

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## SITUATION

The land enjoys a quiet location along a 'No Through' road on the outskirts of the village of Bradworthy with its various shops, post office/general store and a well-respected public house. Holsworthy is 6 miles away with a more comprehensive range of facilities. The land sits within the heart of an area predominantly devoted to agriculture and tourism.

## DESCRIPTION

This single enclosure extends to approximately 5.35 acres with established hedge boundaries and an open fronted derelict building on the northern boundary.

## SERVICES

There are no mains services connected. We are advised by our clients that mains water is available from the field, however this has not been connected. An overhead electricity line crosses the land that may be suitable for connection. Purchasers must satisfy themselves on both these points.

## LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

## WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way.

## VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags Launceston office.

## WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

## DIRECTIONS

From Holsworthy take the A3072 road west towards Bude. At the bottom of the hill, opposite the garage, turn right to Chilsworthy and Bradworthy. Pass through Chilsworthy and continue over Youldonmoor Cross and Soldon Cross for approx. 3.5 miles. At Instaple Cross, turn right into a 'No Through' lane posted Instaple. Follow this lane for approximately 0.3 miles where you will see a turning on your right. Just off of this turning you will see a gate providing access to the field, clearly identified by a Stags For Sale board.



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