



Land Northeast of Woolley

| Bude, Cornwall

| **Carter Jonas**

**Land Northeast of
Woolley
Morwenstow
Bude
Cornwall
EX23 9PW**

**Approximately 19.42 acres of
gently sloping land comprising
two pasture fields and a small
area of woodland.**

An opportunity to purchase a useful block of land predominantly comprising of pasture, with a small area of woodland.

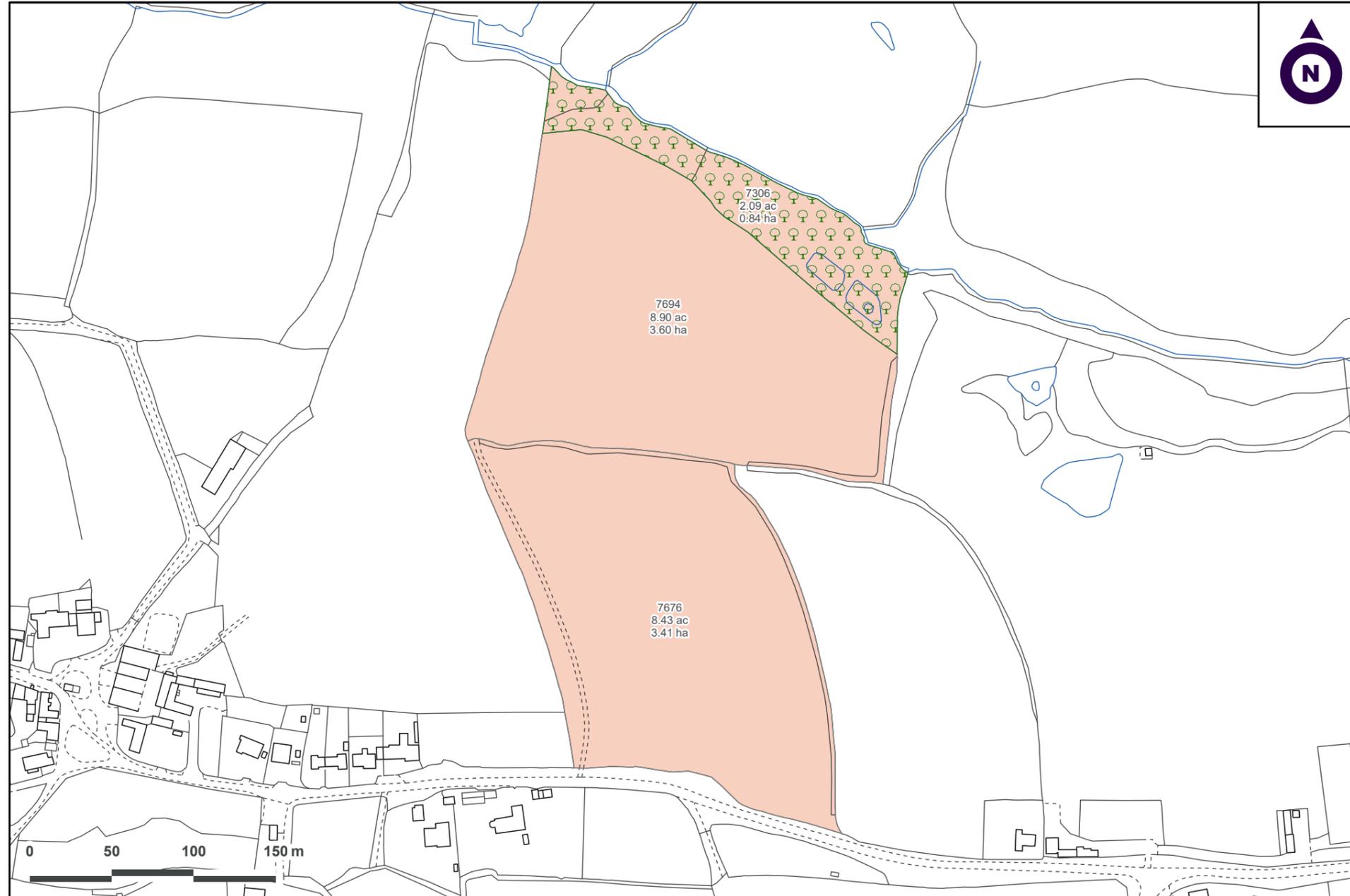
The land has good access and lies in a peaceful edge of hamlet setting within easy reach of the North Coast and the towns of Bude and Stratton.

Having been used most recently for agricultural purposes, the land offers potential for a variety of different uses.

In all extending to 19.42 acres (7.86 ha).

For sale by private treaty.

Carter Jonas



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Description

Extending to approximately 19.42 acres (7.86 ha), the land comprises two gently sloping pasture fields and just over two acres of steeper woodland. The pasture has recently been used for grazing and mowing but could be used for other purposes. Within the woodland are two ponds and areas could be cleared so that it can be enjoyed for amenity purposes. Alternatively, it could be used for conservation. Please note, the photos of the land were taken in June 2024 and a timber building has since been removed.

Location

The land is found on the eastern edge of the hamlet of Woolley. It sits on the Cornish side of the Cornwall-Devon border and within the parish of Morwenstow. As the crow flies, it is approximately 3 miles from the stunning North Coast and lies just outside the Area of Outstanding Natural Beauty (AONB)/Cornwall National Landscape.

The land has good access being situated just off the A39 and is approximately 3.5 miles north of the village of Kilkhampton and between 8 and 9.5 miles north of the towns of Stratton and Bude. Between them, the towns offer a wide range of facilities including supermarkets, veterinary practices, eateries, a hospital and both primary and secondary schooling.

Planning

The land has recently been refused planning consent by Cornwall Council for the erection of an agricultural building. The basis of the refusal was a lack of justification and evidence that there was an essential business need for the building, as well as the design of the building being deemed unsuitable for its proposed purpose. More details can be found on the online planning register using reference PA23/10091. Buyers should satisfy themselves regarding this.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Environmental Schemes

The property is not subject to any Environmental schemes.

Services

The land benefits from a mains water supply. The land does not currently benefit from an electricity connection, although a supply is thought to be available nearby. Buyers must satisfy themselves on this.

Wayleaves, Easements & Rights of Way

A public footpath crosses the woodland in the northwesternmost corner of the property.

Sporting, Timber & Mineral Rights

Included, insofar as they are able to be.

Local Authority

Cornwall Council
New County Hall, Treyew Road, Truro,
Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Interested parties can view the land and woodland at their own convenience, subject to prior arrangement with the agents.

Directions

From Kilkhampton, proceed north on the A39 towards Bideford. After approximately 3.5 miles, turn left signposted Woolley. Proceed along this road for approximately 0.3 miles and the land will be found on the right-hand side just before entering the hamlet, where a for sale board has been erected.



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