



Hele Valley Woodland & Land at Pinch Hamms

Bude, Cornwall

Carter Jonas



Hele Valley Woodland & Land at Pinch Hamms Marhamchurch Bude Cornwall EX23 0ER

Approximately 25.45 acres of woodland and riverside pasture, available as a whole or in two lots.

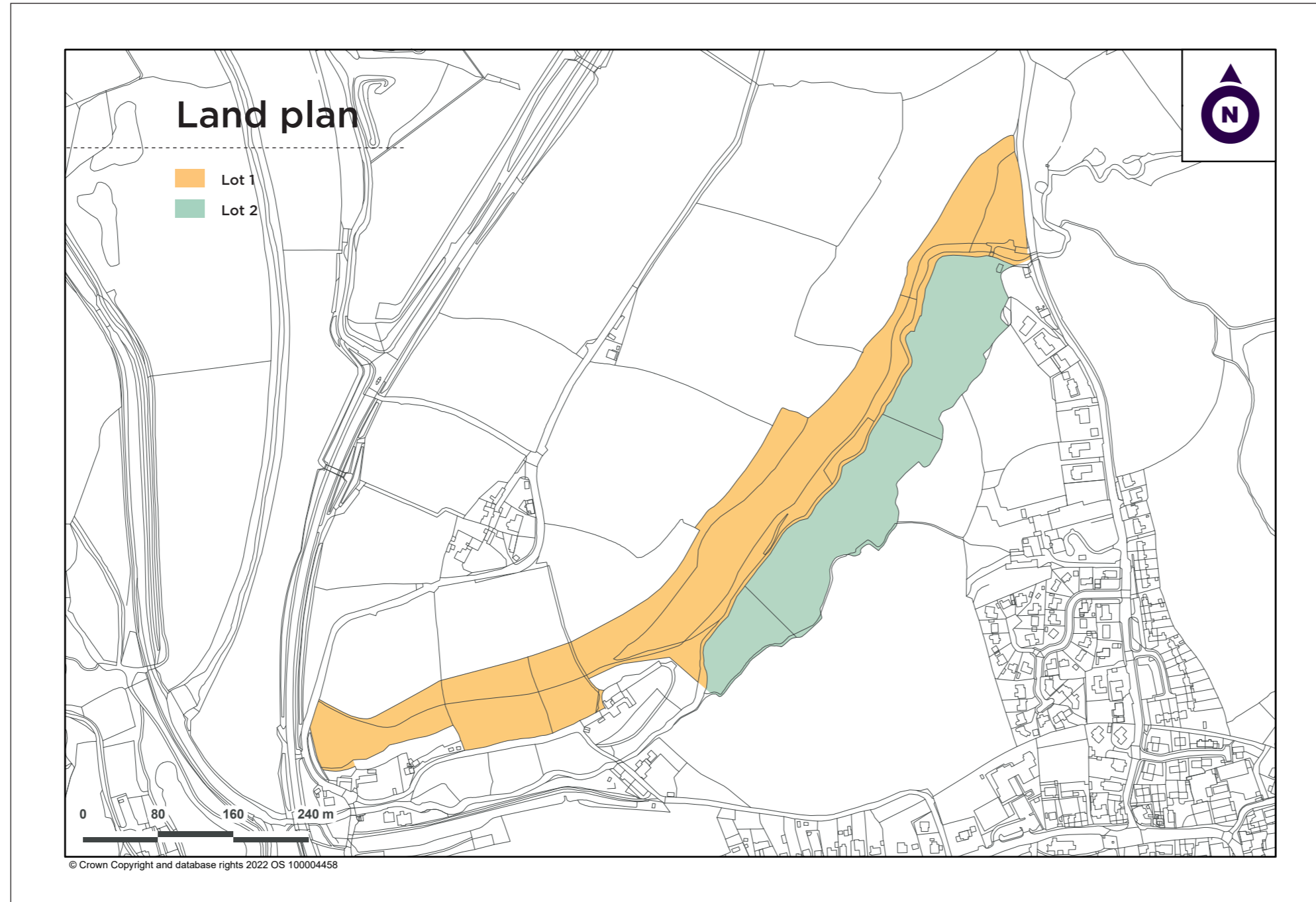
An opportunity to purchase a well-established woodland, as well as adjoining pasture with poplar copse, sitting astride the River Strat and within close proximity of Bude and the North Cornish Coast.

The woodland is rich in wildlife and offers potential for various uses including conservation, recreation or perhaps to explore interests which might be partly commercial in their nature (subject to obtaining any necessary consents). The pasture is level and in recent years has been used for cutting hay and livestock grazing.

In all extending to approximately 25.45 acres, available as a whole or in two lots.

For sale by private treaty.

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The Property

Hele Valley Woodland (lot 1) extends to approximately 16.24 acres in total and comprises an attractive parcel of young broadleaf woodland, a dedicated parking area, as well as a small parcel of land situated immediately north of the parking area. Throughout the woodland are several well-established paths and walking routes. The main access to the woodland is from the eastern end, directly from Pinch Hill via an established gateway which in turn leads to the hardcore parking area. Lot 1 also benefits from additional access from the western boundary.

The woodland is part of the Hele Valley Trail and was established with the help and support of a number of local organisations and government organisations, as noted on various signposts and information boards which are located around the site. Lot 2 measures approximately 9.21 acres and consists of two level riverside pasture fields as well as a small copse of mature poplar trees to the south-west. Lot 2 shares the access from the eastern end of lot 1 over the parking area.

Location

The land is situated on the outskirts of the attractive village of Marhamchurch and lies approximately 1.5 miles south of the seaside town of Bude which offers a range of amenities. The land could be used as a base from which to explore all the North Cornish Coast has to offer, including its beaches, coastal walks and trails which enable easy access to the National Cycle Network. The A39 'Atlantic Highway' is less than half a mile away and provides a great access link south leading further down into Cornwall and north leading out of Cornwall and into Devon.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Basic Payment Scheme

No entitlements are included with the sale.

Woodland Grant Scheme

Both Hele Valley Woodland (lot 1) as well as the Poplar copse which forms part of lot 2 were established under a Farm Woodland Premium Scheme (FWPS) agreement. The incoming purchaser agrees to comply with the obligations of this agreement and maintain the woodland in accordance with the terms of the FWPS contract for the remaining period until the end of 2033. Further details are available from the agents upon request.

Services

No services are currently connected to the land, although given its proximity to residential properties and the public highway; it is likely that services could be connected in the future. Interested parties should satisfy themselves regarding this.

Wayleaves, Easements & Rights of Way

A public footpath runs from north to south over a section of lot 1 as shown on the definitive right of way map.

The current vendor will retain an easement for a water meter and pipe that runs under the woodland and serves further land that they will be retaining.

Lot 2 will benefit from a right of vehicular access over the parking area included within lot 1 to the bridge which leads into lot 2.

Health & Safety

Interested parties are requested to take particular care when inspecting the land. Potential purchasers should wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery surfaces.

Sporting Timber & Mineral Rights

Sporting and Timber rights are included with the sale; however, Mineral rights are excluded.

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 Bude, briefly proceed south along the A39 for approximately 150 metres before turning left onto Pinch Hill, signposted Marhamchurch and Week St Mary. Proceed along this road for approximately 600 metres and immediately after passing the 30mph signs, the entrance to the land/ car park area can be found on your right-hand side, where a for sale board has been erected.



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Important information

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