



Building & Land near Twitchen Hill , Buckland Brewer,
Bideford, Devon EX39 5NJ

Level and gently sloping grass land with an
agricultural building and concrete yard

Buckland Brewer 2 miles - Bideford 8 miles - Torrington 7 miles

- Agricultural Building & Farm Land • 10.94 Acres (4.43 Hectares) • Gently Sloping Grass Fields • Concrete Yard • Stream Frontage • House Available Separately • For Sale by Private Treaty • FREEHOLD

Guide Price £165,000

01237 425030 | bideford@stags.co.uk

SITUATION

The land and buildings are situated in a rural location within the parish of Buckland Brewer in North Devon. The village of Buckland Brewer lies 2 miles to the north-east

The historic market town of Great Torrington lies 5.5 miles away and the town of Bideford is just over 6 miles away and lies on the banks of the River Torridge.

DESCRIPTION

The land and buildings are a useful agricultural holding and includes three grass fields, an agricultural building and a concrete yard, extending to 10.94 acres (4.43 hectares) in total.

The main building (11.49m x 9.82m) has a timber frame, an earth and stone floor and is fully enclosed and has box profile metal roof sheets. Outside there is a concrete yard and a further loose box / stables with three boxes (3.41m x 3.48m each) and a smaller storage room (3.67m x 1.89m).

The land is divided into three fields which have been used for grazing and have a gentle north-west facing aspect, running down to a stream on the northern boundary.

The land lies at about 180 metres above sea level and is classified as grade 3, with the soils described as freely draining slightly acid loamy soils.

Please note: the Herris fencing and storage container are not included in the sale and will be removed by the seller.

ACCESS

Access to the land and buildings from the public highway is via a right of way (twelve feet wide) over the track shown coloured brown on the land plan. Access is at all times in connection with the use of the property.

SERVICES

Natural water is available from the stream on the northern boundary. The current owners harvest rainwater which is collected from the roofs of the buildings.

METHOD OF SALE

The land and buildings are offered for sale by private treaty.

TENURE

The property is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

COVENANTS

A conveyance of the land dated 7th October 1989 contains the following covenants:

- i. Not to use the property hereby conveyed or any part thereof for the keeping of pigs and poultry and subject as aforesaid not to use the property or any part thereof for any purpose other than



agricultural.

ii. Not to erect any building or any other erection whatsoever on the property save for an agricultural storage building not exceeding fifteen feet in height which such building may be erected only on part of the property shown tinted pink on the plan.

DESIGNATIONS & LAND MANAGEMENT

The land is not within a Nitrate Vulnerable Zone (NVZ).

LOCAL AUTHORITY

Torrige District Council

SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way passing through the land.

BOUNDARY PLAN

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

VIEWING

Strictly by prior appointment with Stags. Please call 01237 425030 or email: bideford@stags.co.uk.

DIRECTIONS

From Bideford, proceed south on the A386 and continue on this road for approximately 1 mile. Upon reaching Landcross turn right signed towards Littleham / Buckland Brewer / Parkham / Bradworthy and follow this road for 6 miles. Turn left signed towards Buckland Brewer' and after 0.2 miles turn right signed towards Twitchen. Follow this road for approximately 1 mile, then turn right, and then after 85 yards turn right again. The entrance to the land will be found on the right after 0.3 miles.

WHAT3WORDS

/// jousting.playoffs.hurtles

DISCLAIMER

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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