



Land at Landcross , Bideford, Devon EX39 5JA

A level meadow and foreshore to the River
Torrige and River Yeo

Bideford Quay 1.6 miles - Great Torrington 5.4 miles

• Level Farm Land • 9.18 Acres (3.71 Hectares) • Direct Access to the
A386 • Frontage to the River Torrige and River Yeo • Stunning Views over the
River • For Sale by Private Treaty • FREEHOLD

Guide Price £150,000

01237 425030 | bideford@stags.co.uk

SITUATION

The land lies in a wonderful location on the banks of the River Torridge and River Yeo at Landcross in North Devon, approximately 1.6 miles to the south of Bideford and 5.4 miles to the north of Great Torrington.

DESCRIPTION

The land comprises a productive level meadow and foreshore to the River Torridge and River Yeo with direct access to the A386 between Bideford and Great Torrington. The total area is approximately 9.18 acres (3.71 hectares) and the land lies at just above sea level.

There are stunning views over the River Torridge which is tidal at this point and the current owner has taken advantage of the access to the river by launching a boat onto the river and out to sea.

The soils are described as being freely draining acid loamy soils over rock and the pasture would be suitable for grazing and mowing.

SERVICES

There are no services connected to the land.

ACCESS

There is direct access from the land to the A386 public highway.

METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

TENURE

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

DESIGNATIONS & LAND MANAGEMENT

The land is not within an Sites of Special Scientific Interest (SSSI) and is not within a Nitrate Vulnerable Zone (NVZ).

There are no active land management agreements on the land.

RESTRICTIVE COVENANT

There is a historic restrictive covenant on the land dating from a previous conveyance dated 13th July 1959 which states that the owner of the land shall 'not at any time during the lifetime of the vendor erect on the land any dwellinghouse or other erection of any kind except one cattle shed'.

LOCAL AUTHORITY

Torridge 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.

On the Land Registry title plan the boundary of the land where it abuts the River Yeo is the mean high water mark.

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01237 425030. Email: farms@stags.co.uk

DIRECTIONS

From Bideford, proceed south towards Great Torrington on the A386 and after 1.6 miles the entrance gate to the land will be found on the left as you enter Landcross (and before crossing the bridge over the River Yeo).

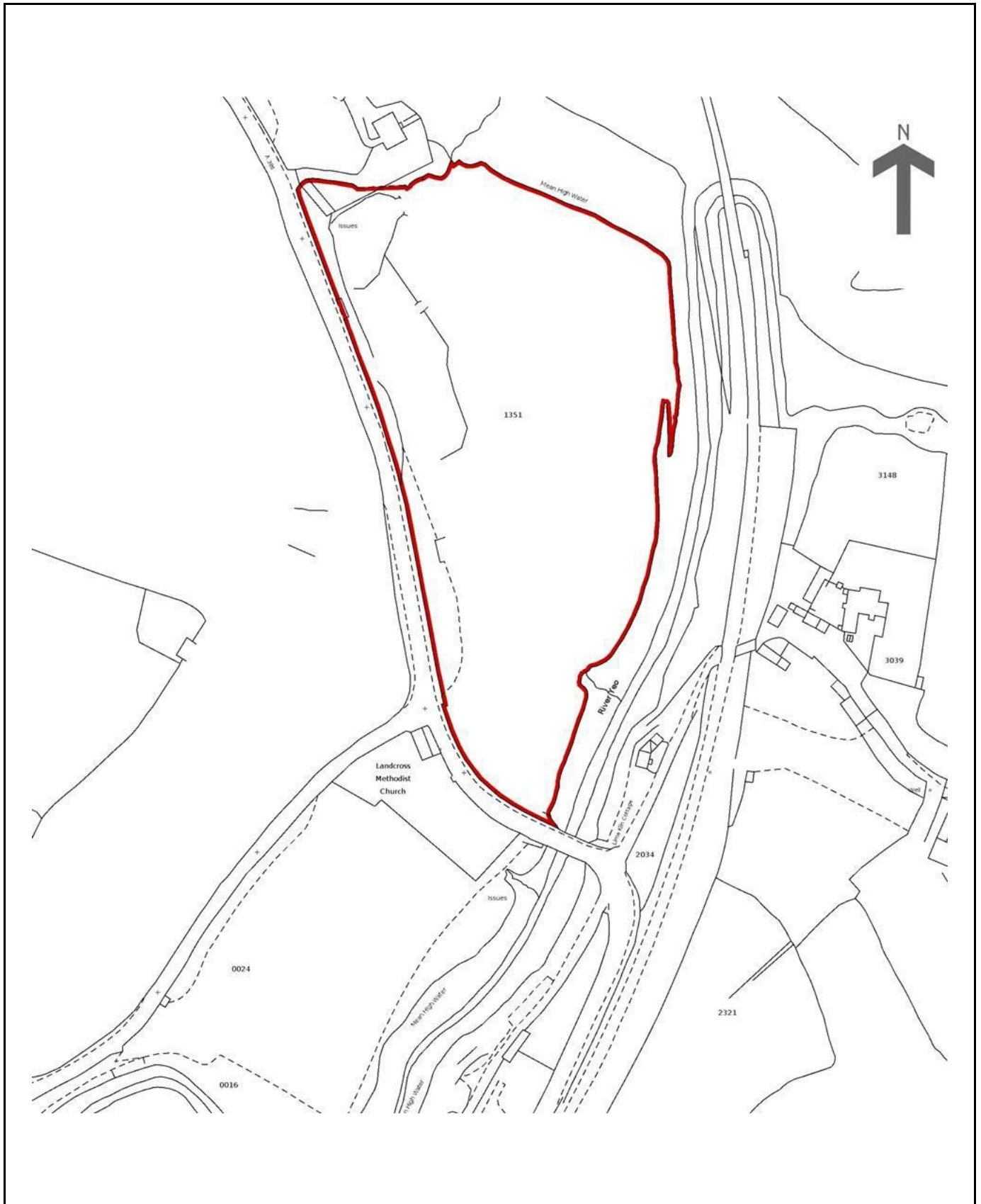
WHAT3WORDS

/// soils.adding.valuables

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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