



## Equestrian Yard and Paddocks , Bucks Cross, Bideford, Devon EX39 5DP

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A compact equestrian yard in an accessible location a short distance from the North Devon Coast.

Bucks Mills 0.9 miles - Hartland 6 miles - Bideford 7.5 miles

- Accessible Equestrian Yard • 3.82 Acres • Stables with 2 Boxes and Store Rooms • Outdoor Sand School (40m x 20m) • Grass Paddocks • Field Shelter • For Sale By Private Treaty • FREEHOLD

Guide Price £135,000

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## SITUATION

The equestrian yard is located within the North Devon Coast National Landscape area (Area of Outstanding Natural Beauty) the village of Bucks Cross, near to the A39 and only a short distance from Bucks Mills and the North Devon Coast. The village of Hartland lies 6 miles to the west and the town of Bideford lies 7.5 miles to the east.

## DESCRIPTION

The equestrian yard comprises stables, an outdoor sand school, grass paddocks and a field shelter set within 3.82 acres (1.55 hectares) in total.

The STABLES are of timber construction with corrugated roof sheets and include two boxes (each 3.42m x 3.23m) with rubber mats. There are two lockable store / tack rooms (3.24m x 2.05m and 3.24m x 1.19m). To the front is a small yard area with a stone base.

The OUTDOOR SAND SCHOOL measures approximately 40m x 20m and is enclosed with post and rail fencing and a sand base with drainage.

The top land includes three productive grass paddocks which are suitable for mowing and grazing and have a very gentle slope.

The lower land includes some sheltered pasture which is steep and

rushy in places and includes a timber FIELD SHELTER (5.49m x 3.66m). There is a separate access from this land onto the adjoining public road.

## SERVICES

Mains water is connected (metered).

## ACCESS

The access to the main yard is via a right of way with or without vehicles at all times and for all purposes connected with the enjoyment of the property. There is direct access to the public highway into the lower section of land.

## TENURE

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

## METHOD OF SALE

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

## COVENANTS

There is a covenant on the top section of the property which states:

1. Not to erect or place upon the property any hut shed caravan house on wheels other chattel intended or adapted for use as a dwelling house or boat with / without trailer unless screened from view from the highway and other dwellings.
2. Not to keep poultry pigs pigeons or noisy offensive or dangerous birds or animals.
3. Not to park on or obstruct the accessway.



## PLANNING

Planning consent for the stables was approved under reference: 1/0762/2013/FUL. Planning consent for the sand school was approved under reference: 1/1107/2013/FUL.

Both the stables and the sand school were approved with conditions which state they shall only be used for private and recreational purposes for the occupiers of Jasmine Cottage and shall not be let out or used in connection with for commercial purposes or as a riding school or for livery.

The current owners purchased the land in 2015 and have never occupied Jasmine Cottage. As they have not complied with this part of the condition for a continuous period of ten years, it can no longer be enforced.

## 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 rights reserved for the inspection, repair and replacement of any water or soil pipes which may pass through the property.

## LAND 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](mailto:bideford@stags.co.uk).

## DIRECTIONS

From the A39 at Bucks Mills, proceed north towards Bucks Mills and the entrance into the top yard will be on the right after 20 metres (next to the No Through road sign).

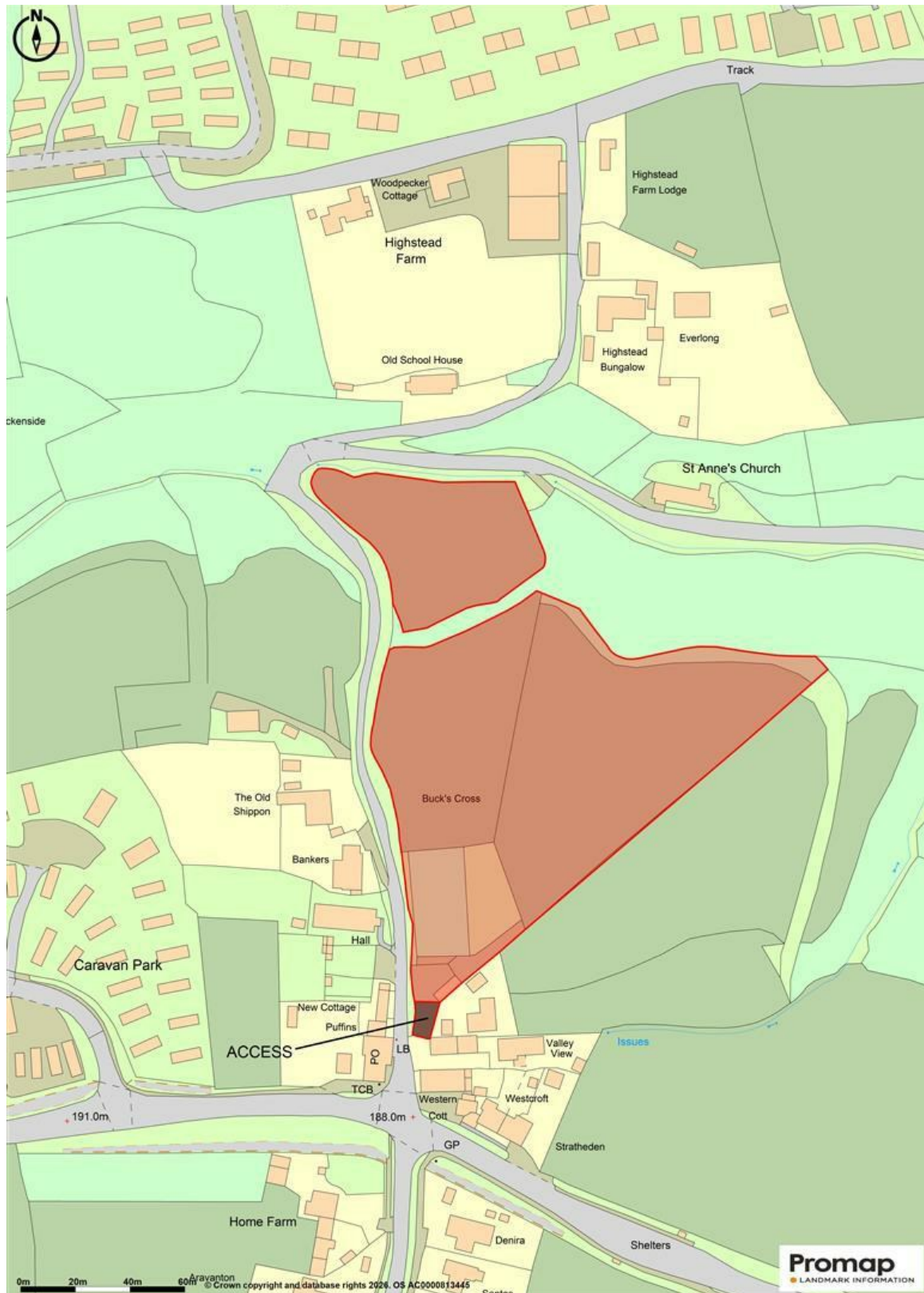
## WHAT3WORDS

[///icebergs.decisive.vampire](https://www.what3words.com/icebergs.decisive.vampire)

## 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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