



## 5.8 Acres Land at Bucks Cross, Bideford, Devon, EX39 5DR

**Guide price £55,000**

A 5.8 ACRE BLOCK OF LEVEL FREEHOLD AGRICULTURAL PASTURE LAND JUST SOUTH OF BUCKS CROSS VILLAGE WITH EASY ACCESS TO THE A39 ONLY 8 MILES DRIVE FROM BIDEFORD . THE ENCLOSURE HAS ACCESS TO A MAINS WATER SUPPLY, QUIET COUNCIL ROAD ACCESS AND A POSSIBLE FURTHER ROAD ACCESS ON THE WESTERN BOUNDARY.



**ACCESS**

Access is available from the adjacent council road on the Eastern Boundary . Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

**DIRECTIONS**

From the A39 Bideford Bridge crossing the River Torridge stay on this road for approx 8 Miles and turn Left in Bucks cross marked Woolfardisworthy stay on this road for a short distance and bear left at the next junction market "Merry Harriers" and the land will be found marked with a For sale board on a pair of galvanised gates on the right hand side.

**VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

**LETTING AGRICULTURAL LAND**

Nancekivell & Co have been letting land in North Devon for over 25 years. If you are interested in purchasing this land and re-letting it out to produce an income, please contact Peter Nancekivell on 07970 288996.

**LOCAL AUTHORITY**

Torridge District Council .<https://www.torridge.gov.uk/>

**MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

**METHOD OF SALE**

The property will be offered for sale by private treaty.

**SERVICES**

Mains water supply.

**TENURE**

The property is freehold and will be offered for sale with vacant possession.

**WARNING**

Farms and land can be dangerous places. Please take care when viewing the property.

**IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the

property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

