



## 34 Acres Land Parkham, Bideford, Devon, EX39 5PS

**Price guide £295,000**

SITUATED CLOSE TO CLOVELLY ON THE NORTH DEVON COAST THIS IS A QUIETLY SITUATED 34 ACRE BLOCK OF NATURALLY REGENERATED WOODLAND AND PASTURE WITH A SERIES OF TIMBER AGRICULTURAL BUILDINGS INC A 45 FT BY 15 FT WELL CONSTRUCTED FIELD SHELTER WHICH MAY HAVE PLANNING POTENTIAL. THE PROPERTY OFFERS A UNIQUE OPPORTUNITY TO OWN A BLOCK OF LAND IN DEVON FULL OF RARE FLORA AND FAUNA WITH AN AGRI ENVIRONMENTAL SCHEME PRODUCING £4,150 PER ANNUM.





#### 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.

#### DIRECTIONS

From Bideford take the A39 towards Clovelly and Bude. At Bucks cross turn left to Woolsery. Within 11 yards turn left and follow to the next cross roads, pass over and continue to the next junction where turn left. Drive for nearly a mile and turn right into Parkham Ash. Here turn right and just after the entrance to Linhay Meadow take the track on the left which leads into the land.

#### PLANNING POTENTIAL

The larger building was constructed in 2010 and therefore may have some potential for a class q change of use.

#### BASIC PAYMENT SCHEME (BPS)

The farmland is registered for entitlements under the BPS and is contained within an HLS agreement which currently produces £4,150 per annum and can be terminated in Sep 2022.

#### LOCAL AUTHORITY

Torridge District Council , Riverbank House, Bideford, Devon.  
<https://www.torridge.gov.uk/>

#### SPORTING & MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned are included with the freehold.

#### MAPS & PLANS

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

#### TENURE

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

#### METHOD OF SALE

The property will be offered for sale by private treaty.

#### SERVICES

There are no mains services connected to the property although Elec is closeby.

#### RIGHTS OF WAY

There are no Public footpaths or Rights of Way crossing the land.

#### 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.

