



5.2 Acres Land, Beam River Torridge, Torrington, Devon, EX38 8JF

Guide price £65,000

A 5.2 ACRES RIVERSIDE BLOCK OF PASTURE AND DECIDUOUS WOODLAND AT BEAM IN THE ATTRACTIVE TORRIDGE VALLEY BETWEEN TORRINGTON AND WEARE GIFFORD. ACCESS IS DIRECTLY OFF THE COUNCIL ROAD ABOVE AND THE LAND SITS BENEATH THE MAGNIFICENT GRADE II LISTED AQUEDUCT BEAM BRIDGE.



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 follow the A386 signposted Torrington crossing the river at Land Cross. Stay on the 386 for another 2.5 miles and the Entrance to beam house will be found on the Left hand side. Just before this is the entrance to the land through an overgrown 5 bar galvanised gate set back from the road.

ACCESS

Access is available from the adjacent A386 down an overgrown track to the paddock. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford EX39 2QG
Phone: 01237 428700

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. A plan of the fishing beats is also available contact the sole agents.

METHOD OF SALE

The property and fishing by separate negotiation will be offered for sale by private treaty.

TENURE

The property is freehold and will be offered for sale with vacant possession subject to the aforementioned fishing rights.

RESIDENTIAL PLANNING

YOU ARE EXTREMELY UNLIKELY TO GET RESIDENTIAL PLANNING PERMISSION ON THIS LAND.

BUYING THE PROPERTY

In order to make an offer for the above property we require the following information:

- 1.Name and price of property.
- 2.Confirmation you have viewed the property.
- 3.Full names including middle names, DOB , address, phone number of all legal purchasers.
- 4.Confirmation of how you will fund the purchase.
- 5.Full contact details of your instructed solicitor inc e-mail.

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.

