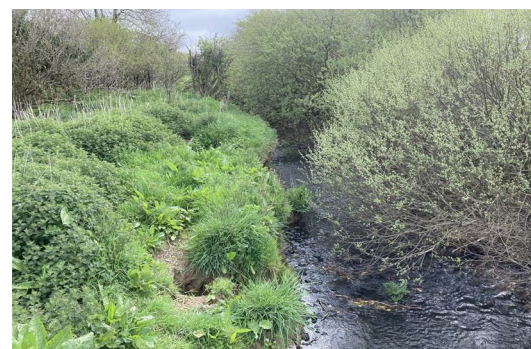
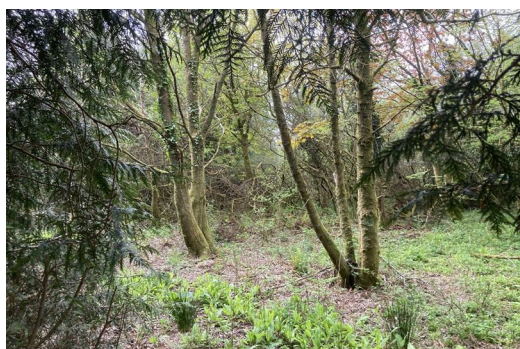




Biteford Wood, Marshall Farm, Woolsery, Bideford, Devon, EX39 5QZ

Guide price £75,000

This a 4.95 acre (2 hectare) block of coniferous woodland with a secluded level streamside paddock situated within the Marshall Farm Estate, the nearest village being Woolsery which is approximately 2.5 miles to the North-East. Clovelly on the North Devon coast is 4 miles to the North whilst the A39 is also approximately 4 miles to the North.



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.

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.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.
<http://www.northdevon.gov.uk>

BUYING THE PROPERTY

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

Name and price of property.

Confirmation you have viewed.

Full name including middle name, address, phone number and DOB of all legal purchasers.

Confirmation of how you will fund the purchase.

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.

HM Land Registry
Official copy of
title plan

Title number **DN669398**
Ordnance Survey map reference **SS3118SW**
Scale **1:2500**
Administrative area **Devon : Torrington**



This official copy is incomplete without the preceding notes page.

