



Land at Powlers Piece, Bideford, Devon, EX22 7XW

Guide price £49,950

SITUATED IN AN EASILY ACCESSIBLE LOCATION BETWEEN BIDEFORD (8 Miles) BRADWORTHY (4.5 Miles)
AND CLOVELLY (5.5 Miles) IN GLORIOUS NORTH DEVON EXTENDING TO ONE THIRD OF AN ACRE.
RUNNING DOWN TO A STREAM BOUNDARY WITH A GOOD SIZED HARDSTANDING THE PROPERTY
WOULD BE IDEAL FOR PARKING A CAMPER VAN OR MOTORHOME SUBJECT TO THE 28 DAY PLANNING
RESTRICTIONS. MAINS ELEC NEARBY.



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

W3W ///slugs.comments.spout From Bideford drive towards Land Cross bearing right just before the River Bridge stay on this road to Powlers Piece crossroads where turn right and the land will be found on the left hand side marked with a Nancekivell for sale board.

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

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

LOCAL AUTHORITY

<https://www.torridge.gov.uk/>

MAPS & PLANS

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

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.

