

Directions

Grid Ref SS376/218 Approaching Bideford on the A39 from Barnstaple, proceed over the New bridge to the Heyward Road roundabout where take the second exit and continue on the A39 Atlantic Coast highway towards Bude. After 5 miles you will pass through the small village at Horns Cross and a mile later pass the thatched Hoops Inn to the right-hand side of the road. After a further quarter mile having passed the entrance to Waytown Farm and the Roundhouse take the next left on the bend signed Broadparkham. Follow the country lane for about 1/4 mile and at the first junction take the left to Broadparkham. After a mile in Broadparkham take the right fork at the grass triangle and drop down the hill towards Parkham. Within a quarter-mile at the bottom of the hill on first viewing park carefully to one side of the layby next to the stone bridge and the lower access gate to our land is across the road adjoining the Bridge. There is a hard track running all the way down

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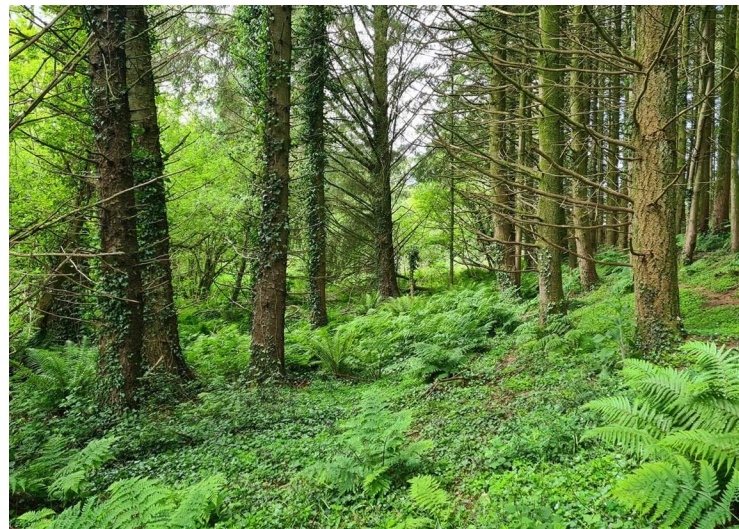
About 10 Acres Amenity/Conservation Land

Nethercott Bridge Land, Broad Parkham, Bideford, EX39 5PJ

Offers In The Region Of
£80,000 to £100,000

- Peaceful & South Facing
- Pasture, Conifer Plot
- Steep Brake
- Riverside Meadow/Pasture
- Many Mature Trees
- Recently Unused
- Abundance of Wildlife
- Bird Life and Butterflies
- Nealy 10 Acres

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Overview

Nearly 10 acres. A stunning and pretty parcel of very privately set varied and secluded amenity land within 2 miles of the dramatic North Devon coastline between Horns Cross and Bucks Cross and very accessible being within a mile of the A 39 Atlantic Coast highway near the Hoops Inn.

The land is varied and includes some pasture, a steep overgrown centre slope running down to pasture and river meadows and a stream, the River Yeo, to part of the south boundary with about 2 acres of mature conifer plantation.

The whole with a wealth of mature trees on internal and boundary hedges and being overgrown having been little used in the last few years.

The land has gated access at both its higher and lower levels with an excellent hard track running from end to end from the lane for access.

The site has become a haven for all sorts of wildlife, flora and fauna including roe deer, the occasional red deer, badgers, foxes and with the overgrown grasses and shrubs an abundance of flowers attracting a wide variety of butterflies and insects together with resultant birdlife.

The land is the south facing side of the valley and overlooks farmland beyond and is not overlooked by any housing.

Services

None on Site

Council Tax - n/a

EPC Rating - n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204



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