



Land opposite Thornery Farm , Higher Clovelly, Bideford,
Devon EX39 5RY

A highly productive block of south-facing grass
land adjoining the A39

Woolsery 1.2 miles - Bucks Cross 2.8 miles - Bideford 10 miles

- South Facing Grass Land • 109.25 Acres (44.21 Hectares) • Excellent Access to the A39 • Mains Water • Available as a whole or in 5 Lots • For Sale by Private Treaty • FREEHOLD

Guide Price £1,335,000

01392 680059 | farmagency@stags.co.uk



SITUATION

The land lies in an accessible part of North Devon, adjoining the A39 Atlantic Highway approximately one mile (as the crow flies) from Clovelly and the rugged North Devon coastline.

The village of Wooltery lies 1.2 miles to the south-east of the land and Buck's Cross on the A39 lies 2.8 miles to the east. The port and market town of Bideford lies 10 miles to the east of the land.

DESCRIPTION

Comprising a productive block of grass land which totals 109.25 acres (44.21 hectares), the land is in a ring-fence with the A39 forming the northern boundary and has far reaching views to the south towards Dartmoor.

The land lies at around 200 metres above sea level, is currently used for silage production and has a south-facing aspect. The soils are described as freely draining slightly acid loamy soils and the land is classified as grade 3.

The land is available as a whole or in five lots.

LOT 1 - GUIDE PRICE £780,000

LOT 1: 64.95 acres (26.28 hectares). Comprising six gently sloping and level fields which are all used for grass silage production at present. The land is level or very gently sloping and has mature hedge boundaries.

LOT 2 - GUIDE PRICE £360,000

LOT 2: 30.05 acres (12.16 hectares). This lot includes a single level and gently sloping grass field which has direct access on to the A39. There are views towards the coast with Saunton Sands visible in the distance.

LOT 3 - GUIDE PRICE £90,000

LOT 3: 6.84 acres (2.77 hectares). A single gently sloping pasture field with a south-facing aspect and enclosed by mature hedge boundaries.

LOT 4 - GUIDE PRICE £45,000

LOT 4: 3.09 acres (1.25 hectares). A gently sloping grass paddock with a south-facing aspect.

LOT 5 - GUIDE PRICE £60,000

LOT 5: 4.32 acres (1.75 hectares). A single grass field which is suitable for grazing and mowing.

ACCESS

There is direct access from the public highway.

SERVICES

Mains water (metered) is currently connected to the land. If the land is sold in lots the mains water connection will remain with Lot 1 and the purchasers of Lots 2, 3, 4 and 5 will be required to establish new connections. The required easements over each lot for the purposes of connecting to mains water will be provided.

METHOD OF SALE

The land is offered for sale by private treaty and is available as a whole and in 5 lots.

TENURE

The land is owned freehold and is registered on the Land Registry. The land is currently let under a grazing agreement until the 31st December 2024.

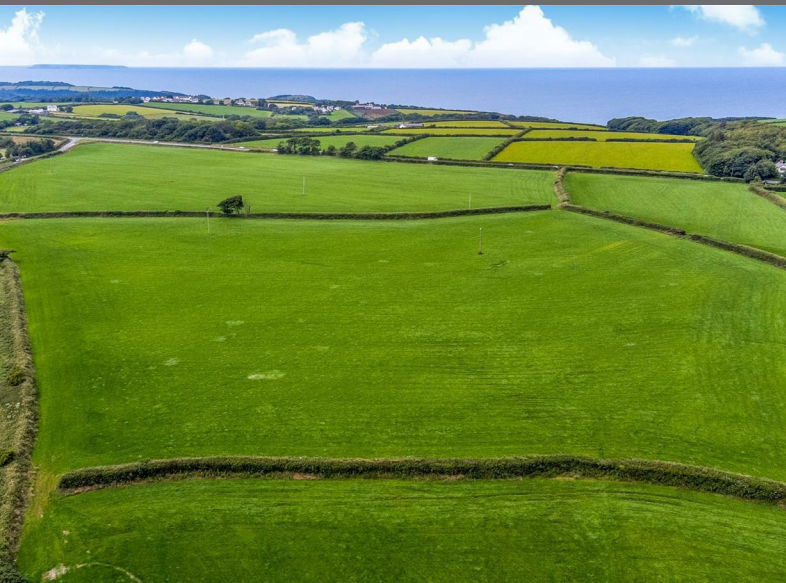
LOCAL AUTHORITY

Torrige District Council. Tel: 01237 428700 (www.torrige.gov.uk).

RESTRICTIONS

There are restrictive covenants affecting the land dating from when the land was sold by The Clovelly Estate in 1983:

1. No new buildings to be erected unless approved by the surveyor for the estate but such approval shall not be withheld unless it affects the view from any of the estate property.
2. Not to use any new buildings for any purposes other than agriculture.
3. Not to place any caravan or house on wheels on the land.
4. Not to use the land for camping.
5. Not to take or kill any game or wildfowl
6. No trade or business to be carried out from the land.
7. Not to display any advertisement hoardings or similar visual signs on the land.



LAND MANAGEMENT

The land is not currently within any Countryside Stewardship (CS) or SFI agreements.

DESIGNATIONS

The land is outside the Area of Outstanding Natural Beauty (AONB) and not within a Nitrate Vulnerable Zone (NVZ).

SPORTING AND MINERAL RIGHTS

The sporting rights insofar as they are owned are included with the freehold.

The mineral rights were reserved by a previous owner in a conveyance dated 4th May 1983.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way passing across any of the lots.

LAND PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewing is strictly by prior appointment. Please contact Stags (01237 425030 or email: farms@stags.co.uk) to arrange an appointment.

DIRECTIONS

From Clovelly Cross on the A39, proceed east towards Bideford and after 0.2 miles you will reach Woolfardisworthy Cross.

For LOT 2, continue on the A39 for approximately 0.5 miles and the gateway will be found on the right.

For LOTS 1, 3, 4 and 5, at Woolfardisworthy Cross turn right towards Woolsery. The gate into LOT 1 will be found on the left after 0.2 miles. For

LOTS 3, 4 and 5 continue for a further 0.4 miles and turn left into an unsigned road (unsuitable for motors).

The gate into LOT 3 will be found on the left after 0.15 miles with the gates into LOTS 4 and 5 found on the left after a short distance.

WHAT3WORDS

LOT 1: dilute.splashes.response

LOT 2: surfaces.implore.repelled

LOT 3: dislikes.channel.trick

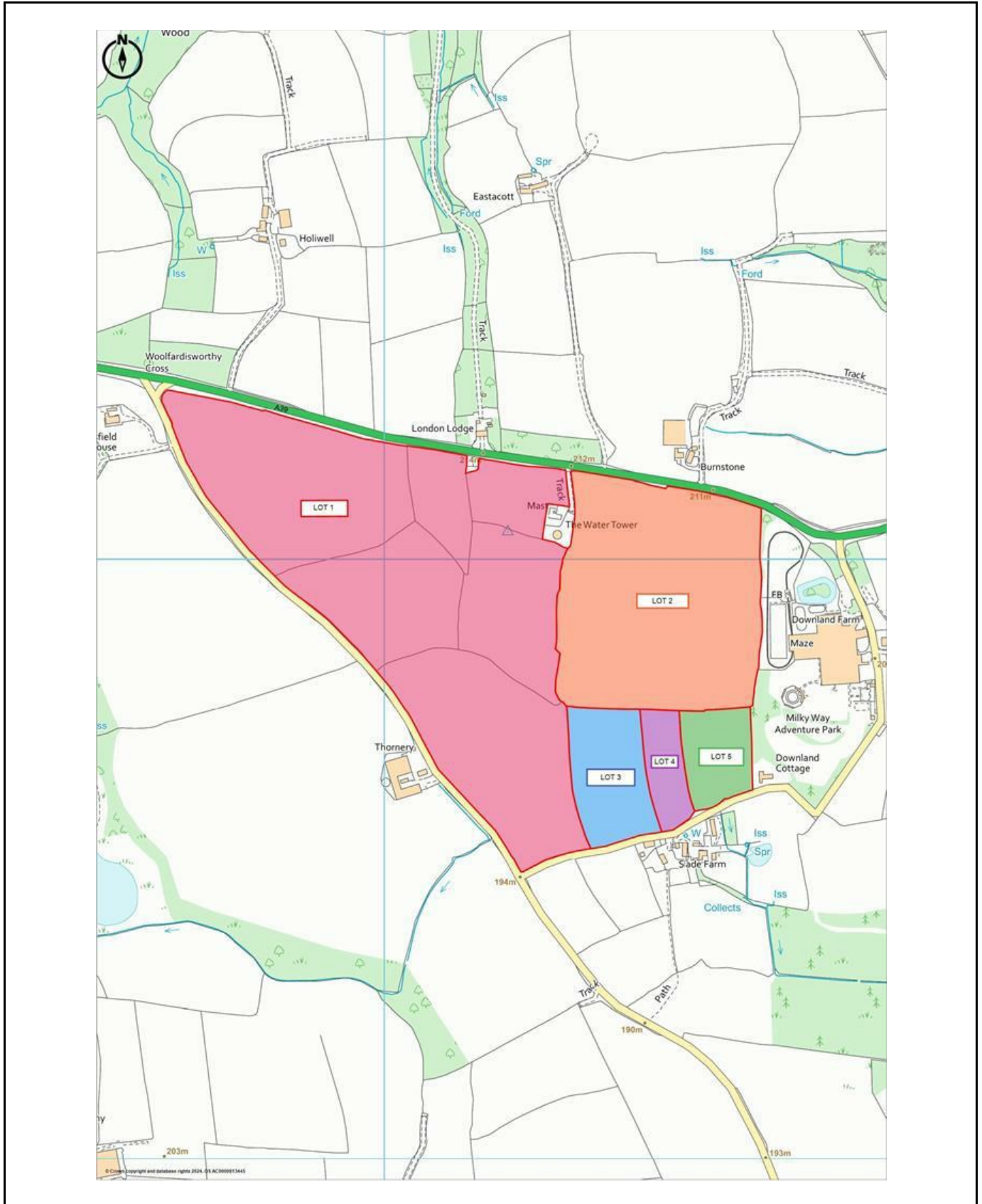
LOT 4: marmalade.hope.hindering

LOT 5: shops.detective.pebble

DISCLAIMER

These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.