



Fishing on the River Torridge , Abbots Bickington, Milton Damerel, Holsworthy, Devon EX22 7LQ

Approximately 490 yards (450 metres) of single bank fishing rights on the River Torridge

Stibb Cross 3.6 miles - Holsworthy 8 miles - Great Torrington 9.5 miles

• Sole and Exclusive Fishing Rights • Approximately 490 Yards • Single Bank Fishing Beat • Southern Bank of the River Torridge • Access on Foot • For Sale by Private Treaty

Guide Price £40,000

01392 680059 | farms@stags.co.uk

SITUATION

The fishing rights are situated within the parish of Abbots Bickington, between Haytown and Abbots Bickington and a short distance to the south-west of Bulkworthy.

Access to the A388 is approximately 2.5 miles away and Stibb Cross is 3.6 miles to the north-east with Holsworthy (8 miles) and Great Torrington (9.5 miles) within easy reach.

DESCRIPTION

The fishing beat comprises approximately 490 yards (450 metres) of sole and exclusive single bank fishing rights on the southern bank of the River Torridge and are shown between points A and B on the plan.

There are no catch records available for this particular beat but the River Torridge is renowned for brown trout, sea trout and salmon.

The Torridge Rivers Association was set up in 1979 and a lot of useful information is available on their website (www.rivertorridge.org.uk).

ACCESS

Access to the fishing is via a right of way on foot only for the purpose of exercising the right of fishing but for no other purpose.

The route of the access is shown on the plan.

TENURE

The fishing rights are owned freehold profit a prendre in gross.

METHOD OF SALE

The fishing is for sale by private treaty.

LOCAL AUTHORITY

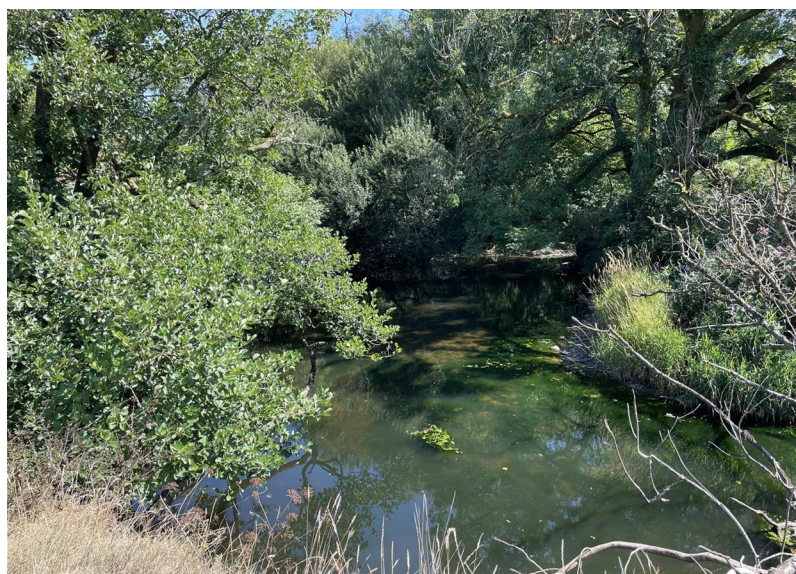
Torridge District Council.

VIEWING

Please call 01392 680059 or email: farms@stags.co.uk to arrange a viewing appointment.

DIRECTIONS

From Stibb Cross (where the A388 meets the B3227) proceed towards Holsworthy on the A388 and after 1.1



miles turn right (Downmoor Cross) towards Bulkworthy and Buckland Brewer.

Continue for 0.4 miles and turn left towards Bulkworthy and Haytown. Continue for 1.7 miles and turn left towards Haytown and Abbots Bickington. Follow this road for 0.4 miles and access to the fishing will be found shortly after Chollaton Cross.

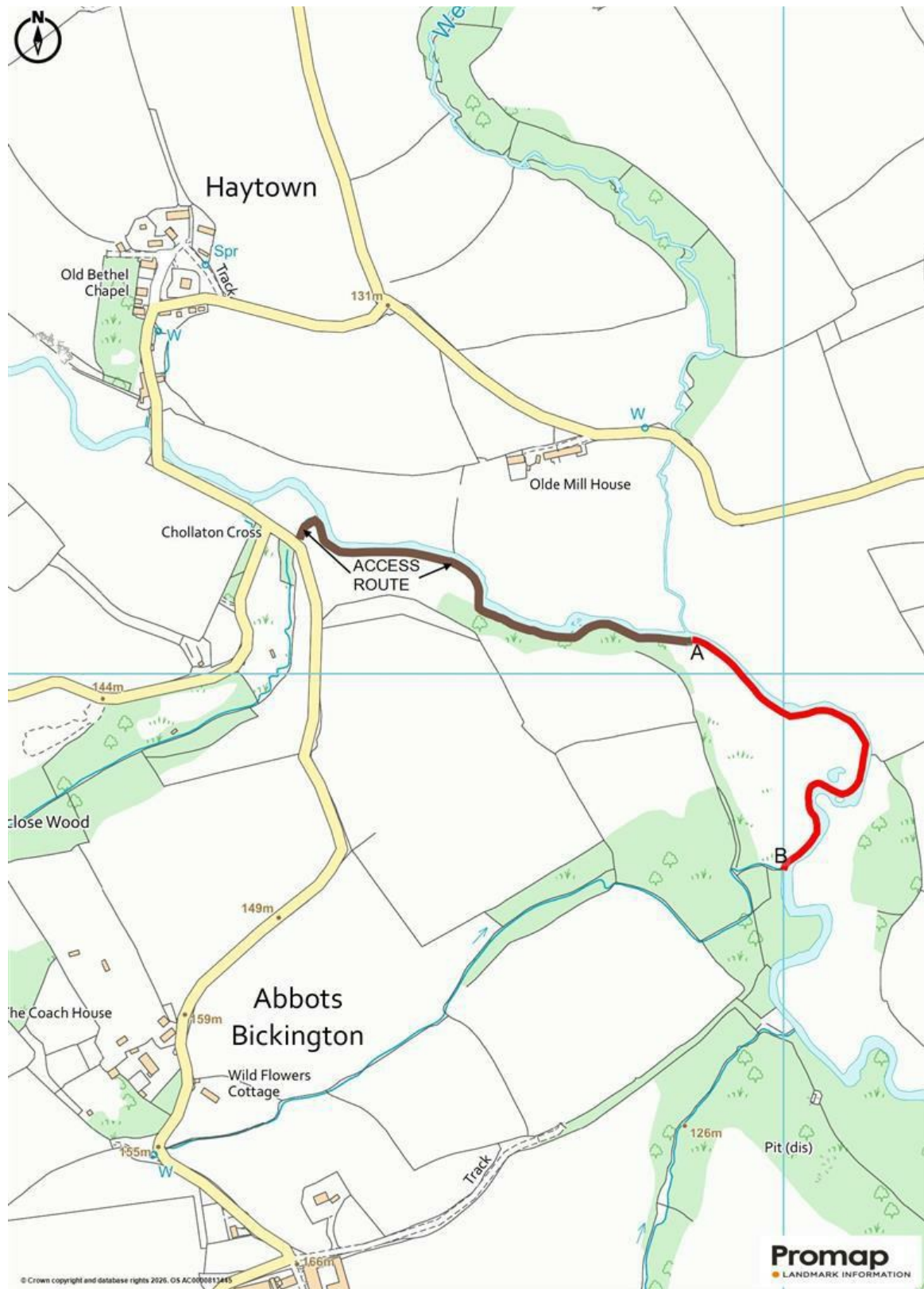
WHAT3WORDS

\\ rudder.prepped.goals

DISCLAIMER

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.



@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.