



## Parcel of Land Landcross, Bideford, EX39 5JA

Offers In Excess Of £30,000

- SALE BY INFORMAL TENDER, 8th OF MAY 2026
- Attractive countryside views
- Direct lane access
- Handy timber store
- Amenity Land
- Sought-after Landcross location near Bideford
- Mature natural boundaries
- Easy access to Bideford and local amenities
- Approximately 0.5 acre of land

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Morris and Bott are delighted to offer this attractive parcel of land situated in the charming hamlet of Landcross, just a short distance from Bideford. Extending to approximately 0.5 acre, the land is sloping and enjoys pleasant views across the surrounding countryside and towards the nearby River Torridge. The land has mature natural boundaries, offering a good degree of privacy and shelter. Access is conveniently provided directly from the adjoining lane, as shown on the accompanying plan, making the land easily accessible. For further information or to arrange a viewing, please contact a member of the Morris and Bott team.

#### Location

The land is situated in the charming village of Landcross, a peaceful and highly regarded rural setting just outside the popular market town of Bideford, in North Devon. Landcross itself is steeped in character, centred around its historic parish church and surrounded by rolling countryside, offering a tranquil environment while remaining conveniently accessible. The nearby town of Bideford provides a comprehensive range of everyday amenities including shops, supermarkets, schooling, healthcare facilities and a bustling quayside.

The area is renowned for its natural beauty, with the River Torridge running close by and offering scenic walks, while the famous Tarka Trail provides miles of traffic-free walking and cycling through unspoilt countryside. The stunning North Devon coastline, with its sandy beaches at Westward Ho!, Instow and beyond, is also within easy reach.

Despite its rural feel, the location benefits from good transport links, with access to the A39 and A361 connecting to Barnstaple, the M5 motorway and rail services to Exeter and beyond. Overall, Landcross offers the perfect balance of countryside living with convenient access to local amenities and coastal attractions.

#### The Land

The land is level from the roadside, allowing vehicular access through the 5-bar gate, with a timber store located at the top of the site. The land slopes away towards the river and has currently been left to wild. This is thought to be a great acquisition for those looking for a parcel of amenity land to get away, simply kick back and relax and watch the world go by.

#### Agents Note

Please note that we have been made aware of some possible historic land movement within the site. Neither the sellers nor the agents have commissioned any surveys, investigations, or tests to be carried out in relation to boundaries, ground conditions, services, or planning matters. Prospective purchasers are advised to rely on their own enquiries and to commission any necessary surveys or professional advice to satisfy themselves as to the suitability of the land for their intended use.

## Directions

From Bideford Quay, proceed south on the A386 towards Torrington. Continue for approximately 1 mile, passing the junction for the A388. Shortly after, take the left-hand turning signposted for Landcross. Follow this lane down towards the hamlet, continuing past open countryside and towards the River Torridge. On entering Landcross, continue towards Holy Trinity Church. The land will be found just before/adjacent to the church, as indicated by a For Sale board.

