Raleigh Meadow LOT 1, Kenwith Valley
Bideford, EX39 3RH

An attractive south-facing meadow with stabling, positioned in a rural valley close to the edge of Bideford

Kenwith Valley - Edge of Bideford - Access to A39 0.75 miles

• Productive Meadow • 2.48 Acres • Stables • Stream Water • Accessible Location •

Guide price £38,000
GRID REFERENCE
Ordnance Survey Reference: SS 439272.

SITUATION
Raleigh Meadow lies on the western edge of Bideford, an historic port town on the River Torridge estuary in north Devon. A short distance east of the land is the Kenwith Valley Nature Reserve, a site managed by Devon Birds which includes a lake, new woodlands and traditional grasslands.

There is access to the A39 within 0.75 miles and the coast at Appledore and Westward Ho! is within a short distance.

DESCRIPTION
Set close to the edge of Bideford, yet within the green Kenwith Valley, Lot 1 comprises a level and gentle sloping meadow together with stabling, extending in total to 2.48 acres (1.01 hectares).

The land is south-facing and would suit both mowing for hay / silage and grazing. It runs down to a stream on the southern boundary with Turner’s Wood and Godborough Castle reserve lying to the north, on the opposite side of the entrance lane. A number of in-field and boundary trees add to the diversity.

The stables are of block construction with a box profile roof and provide three boxes, all enclosed with timber stable doors.

SERVICES
There are no mains services connected to the land. Water is available from the stream.

ACCESS
Access to the land is over a green lane, suitable for vehicles with high ground clearance only.

TENURE
The land is owned freehold and is available with vacant possession upon completion.

METHOD OF SALE
The land is offered for sale by private treaty.

SINGLE PAYMENT SCHEME (SPS)
The land is eligible for entitlements under the current SPS. The current scheme year payment is reserved from the sale.
LOCAL AUTHORITY
Torridge District Council, Riverbank House, Bideford, Devon, EX39 2QG. Tel: 01237 428700. www.torridge.gov.uk.

PLANS & BOUNDARY FENCES
The land is shown edged red on the land plan, which is not to scale and is for identification purposes only.

SPORTING & MINERAL RIGHTS
The sporting and mineral rights in so far as they are owned are included in the sale.

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables etc, or water or drainage pipes etc, either passing over, upon or under it. The property is also sold subject to and with the benefit of any private rights of way or bridleways etc.

VIEWING
Viewing is strictly by appointment only. Please contact Stags (01237 425030) prior to viewing.

Viewing is with full particulars and a land plan to hand during daylight hours only.

DIRECTIONS
From the roundabout on the A39, north of Bideford, proceed west towards Camelford and Bude. After just under one mile, turn right towards Westward Ho! Continue for about 300 yards and take the left turn towards Kenwith and Abbotsham and after a further 150 yards turn left again. Follow this lane, passing underneath the A39, and as the road bears right (shortly before a stone bridge) the access lane can be found on the left (as coloured brown on the land plan).

For viewings please park in the space by the stone bridge.

CONTACT INFORMATION
Stags Bideford Office: 4 The Quay, Bideford, Devon EX39 2HW. Tel: 01237 425030. Email: bideford@stags.co.uk

DISCLAIMER
These particulars are guide only and are not to be relied upon for any purpose.