



Approx 1/2 Acre woodland , Holmacott, Bideford, Devon
EX39 4LR

A small parcel of woodland in a Hamlet between
Barnstaple & Bideford, close to the coast.

Barnstaple, Bideford & Instow, all 10/15 minutes by car.

- Approx 0.46 of an Acre
- Mature Woodland
- Predominantly Spruce
- Favoured Location
- A little piece of England!
- For Sale by Private Treaty

Offers In Excess Of £10,000

01271 322833 | barnstaple@stags.co.uk

SITUATION AND AMENITIES

Holmacott is a hamlet crossed by the Old Bideford road between Barnstaple and Bideford, both towns are within 10/15 minutes by car as is the estuary and coastal village of Instow.

DESCRIPTION

The woodland extends to approximately 0.46 of an acre predominately laid to mature spruce. There is direct access from a council maintained road.

METHOD OF SALE

The woodland is offered for sale by private treaty as 1 lot.

TENURE

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

LOCAL AUTHORITY

North Devon District Council. Telephone 01271 327 711
(www.northdevon.gov.uk)

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned are included with the freehold.

WAYLEAVES AND RIGHTS OF WAY

The properties sold subject to and with the benefit of any wayleave agreement and any public or private rights of way of which may effect it, there is no public access through the wood.

LAND PLAN

A plan which is not to scale is included within these sales particulars for identification purposes only.

VIEWING

Please contact Stags to arrange a viewing appointment. Telephone 01271 322 833. Email Barnstaple@stag.co.uk

DIRECTIONS

Traveling from Barnstaple to Bideford on the Old Bideford Road pass through Holmacott, pass the sign to the village on the right hand side, pass the entrance to Knowle Farm also on the right hand side and the parcel of woodland is immediately adjacent to this, identified by our for sale board.

DISCLAIMER

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



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