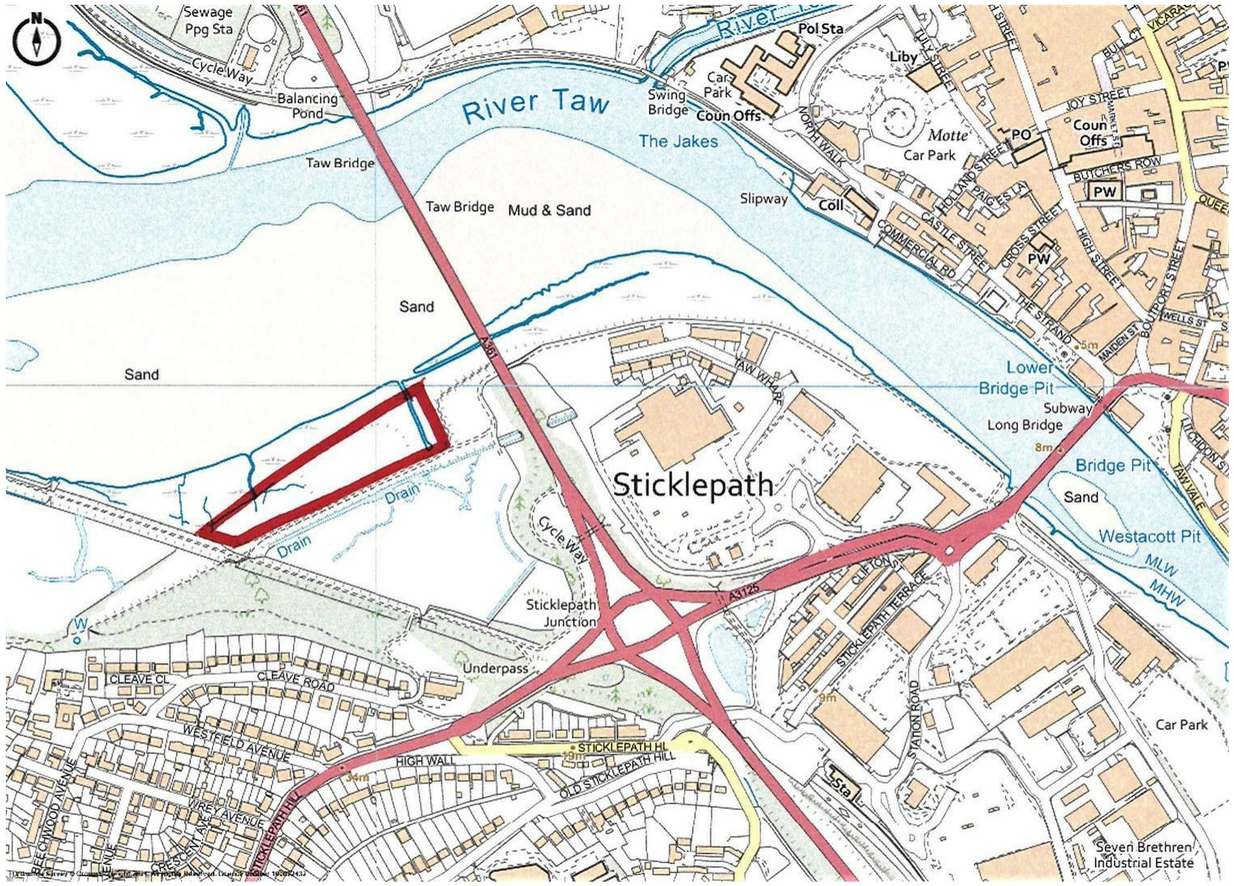

Directions

Using What3words free App ///detail.dishes.issue Grid Ref SS 549/329 From Barnstaple Square near the clock tower walk over the old town bridge. At the Sticklepath end of the bridge take a right and walk along the path on the River Taw bank next to Taw Wharf housing. Pas under the new bridge and along the new tarmac track. After a distance you will come to new metal fence poles to your right and the land is behind those poles running down towards the River foreshore.

Looking to sell? Request a free sales valuation for your property.
Call 01271 327878
or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Buy. Sell. Let.
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4 Acre Riverside Saltmarsh and Pasture

Land next to River Taw, Sticklepath, Barnstaple, Devon, EX31 2BN

Auction Guide
Excess of £20,000

- Edge of Barnstaple
- Saltmarsh and Pasture
- Auction, unless sold
- Adjoins Tarka Trail
- Possible Leisure Uses
- Portmore Golf Course
- Raised Section
- Subject to Planning
- Friday 31st March 2023

Barnstaple 01271 327878 • Braunton 01271 814114
www.phillipsland.com barnstaple@phillipsland.com

THE PROPERTY; A truly unique opportunity to acquire a 4 acre level parcel of saltmarsh and pastureland set in the River Taw estuary to the edge of Barnstaple, close to the new bridge with access from the Tarka Trail in the Sticklepath area and with stunning views down the river towards Penhill Point, Fremington and Ashford.

The Tarka trail, a largely traffic free footpath/cycle path, is on 2 boundaries of the land as it runs along the side of the River Taw from Barnstaple towards Fremington Quay and on to Instow.

Barnstaple the administrative centre for North Devon is set on the banks of the River Taw and offers a wide range of town centre shops and facilities, restaurants, bars and social activities as well as out of town stores, business's and areas of employment.

NOTE - The plan attached to these details is not to scale and is issued for identification purposes only and is not to be relied upon. The legal contract plan will take precedence.

METHOD OF OFFERING: The property is to be sold by Public Auction on Friday 31st March 2023 (unless previously sold) at 3.00 pm at The Portmore Golf Park, Landkey Road, Barnstaple EX32 9LB

MONEY LAUNDERING: Please note that any person buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

BUYERS ADMINISTRATION FEE: in addition to the 10% deposit payable upon the fall of the hammer/exchange of contracts, purchasers will be required to pay a buyers administration fee of £300 (three hundred pounds including VAT) which can be paid by separate cheque or added to the deposit.

GUIDE PRICE: Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

SPECIAL CONDITIONS OF SALE: The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained from the vendors solicitors. It is assumed that the purchaser has made all the necessary inquiries prior to the auction.

RESERVE: The property is offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors to withdraw the property from the auction in the event of it not reaching its reserve.

LOCAL AUTHORITY: North Devon Council, Civic Centre, Barnstaple, Devon EX31 1DG Tel: 01271 388288

SOLICITORS: David Eastman, Wollens, Liberty Road, Roundswell Business Park, Barnstaple, EX31 3TL 01271 341000 david.eastman@wollens.co.uk

Services

None on site

Council Tax - n/a

EPC Rating - n/a

Tenure: Freehold

Viewings

Strictly by appointment with the Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204

- THE LAND IS SOLD AS SEEN WITH NO REPRESENTATION AS TO ITS FITNESS FOR ANY PARTICULAR USE/PURPOSE AND BUYERS MUST RELY SOLELY ON THEIR OWN ENQUIRIES.