



**Fishing Rights & 5.2 Acres Land, River Torridge, Torrington, Devon, EX38 8JF**

**Guide price £200,000**

A 5.2 ACRES RIVERSIDE BLOCK OF PASTURE WITH BLOCK BUILT 18FT by 12FT SHED & DECIDUOUS WOODLAND AT BEAM IN THE ATTRACTIVE TORRIDGE VALLEY BETWEEN TORRINGTON AND WEARE GIFFORD. ACCESS IS DIRECTLY OFF THE COUNCIL ROAD ABOVE, THE LAND SITS BENEATH THE MAGNIFICENT GRADE II LISTED AQUEDUCT BEAM BRIDGE ADJACENT TO THE RIVER TORRIDGE 1,517 YARDS OF FISHING RIGHTS ARE INCLUDED IN THE SALE.



## VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## DIRECTIONS

From Bideford follow the A386 signposted Torrington crossing the river at Land Cross. Stay on the 386 for another 2.5 miles and the Entrance to beam house will be found on the Left hand side. Just before this is the entrance to the land through an overgrown 5 bar galvanised gate set back from the road.

## THE FISHING RIGHTS

### The Fishing Rights and Land

The West Bank at Beam fishing rights extend to approximately 1,571 yards (1,437 metres) of single bank fishing. The fishing is divided into two distinct sections: The Upper Section owned freehold (coloured dark blue), runs from the fishing hut at point A downstream to point B (about 1,115 yards), including six named pools and a series of fishing piers providing good access points to fish. Owning the freehold of the riverbank has allowed the owner to site a fishing hut at the top of the Upper Beat providing an ideal store and rest room. There are two attractive meadows adjoining the river and a section of woodland (coloured dark green), both suitable for leisure uses or to site a further fishing hut.

The Lower Section is fishing rights only, running downstream from the second bridge point C to point D (about 456 yards) with two named pools.

For fishing purposes the West Bank is divided into two beats, from the pool "The Stone", upstream to point A, Upper Beat and downstream to point D, Lower Beat.

There is a gentleman's agreement in existence with the owner of the East Bank, this allows the Upper Beat to be fished on even day mornings only and odd day afternoons only, while on the

Lower Beat, the fishing is odd day mornings only and even day afternoons only.

Both stretches provide several prominent pools with a mixture of short stream runs.

The West Bank has been privately owned and very lightly fished for many years.

## ACCESS

Access is available from the adjacent A386 down an overgrown track to the paddock. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

## LOCAL AUTHORITY

Torriford District Council, Riverbank House, Bideford EX39 2QG Phone: 01237 428700

## MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only. A plan of the fishing beats is also available contact the sole agents.

## METHOD OF SALE

The property and fishing by separate negotiation will be offered for sale by private treaty.

## TENURE

The property is freehold and will be offered for sale with vacant possession subject to the aforementioned fishing rights.

## RESIDENTIAL PLANNING

YOU ARE EXTREMELY UNLIKELY TO GET RESIDENTIAL PLANNING PERMISSION ON THIS LAND.

## BUYING THE PROPERTY

In order to make an offer for the above property we require the following information:

- 1.Name and price of property.
- 2.Confirmation you have viewed the property.
- 3.Full names including middle names, DOB , address, phone number of all legal purchasers.
- 4.Confirmation of how you will fund the purchase.
- 5.Full contact details of your instructed solicitor inc e-mail.

## IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and

plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

