



## Woodland on Raleigh Hill Raleigh Hill, Bideford, Devon EX39 3NX

---

An accessible small wood on the edge of Bideford and with good access to the A39

Bideford Quay 1 mile - A39 (Heywood Roundabout) 0.3 miles

• Mixed Woodland • 1.89 Acres (0.77 Hectares) • Direct Access from Raleigh Hill • Within a Short Distance of Bideford Quay and the A39 • For Sale by Private Treaty • FREEHOLD

Guide Price £30,000

01237 425030 | [bideford@stags.co.uk](mailto:bideford@stags.co.uk)



## SITUATION

The woodland is situated on Raleigh Hill, on the edge of Bideford in North Devon with the town's quay on the River Torridge approximately one mile away. Access to the A39 (Heywood Roundabout) lies 0.3 miles to the north and from here the coastal settlements of Appledore, Northam and Instow are all within easy reach.

The town centre of Barnstaple is approximately 9.3 miles to the east.

## DESCRIPTION

The woodland totals approximately 1.89 acres (0.77 hectares) and comprises a mixture of mostly deciduous trees on a north-east facing slope with a stream flowing along the northern boundary.

The woodland has been unmanaged during recent years with a wild flora on the woodland floor including an abundance of ferns and there is a stone wall along the southern boundary between the woodland and Raleigh Hill.

## ACCESS

Access to the land is from Raleigh Hill which is a public highway.

## SERVICES

There are no mains services connected to the land.

## TENURE

The land is owned freehold and is not currently registered on the Land Registry. Vacant possession will be available from the completion date.

## METHOD OF SALE

The land is offered for sale by Private Treaty, as one lot.

## DESIGNATIONS

There is a Tree Preservation Order (TPO) on the land being sold. Reference: TPO/0006/2024. The land is not within an Area of Outstanding Natural Beauty (AONB) and is not with a Site of Special Scientific Interest (SSSI).

## PLANNING

An outline planning application for one dwelling to be built on the land was refused upon Appeal. Reference: 1/0972/2023/OUT.





## LOCAL AUTHORITY

Torridge District Council.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There is a public footpath which passes through the land.

## BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

## VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01237 425030 or email: [farms@stags.co.uk](mailto:farms@stags.co.uk) to arrange an appointment.

## DIRECTIONS

From the Heywood Roundabout on the A39 north of Bideford, proceed south on the A386 (Heywood Road)

towards Bideford. After 0.2 miles, at the bottom of the hill turn right into Raleigh Hill (just before Rydon Car Sales). Continue up the hill for 0.1 miles and the entrance into the woodland will be on the right, next to the public footpath sign).

## WHAT3WORDS

[///washed.nobody.coast](https://www.what3words.com/#!/washed.nobody.coast)

## DISCLAIMER

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







@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.