



Land at Libbear

| Shebbear, Devon

| **Carter Jonas**



Land at Libbear  
Shebbear  
Beaworthy  
Devon  
EX21 5SZ

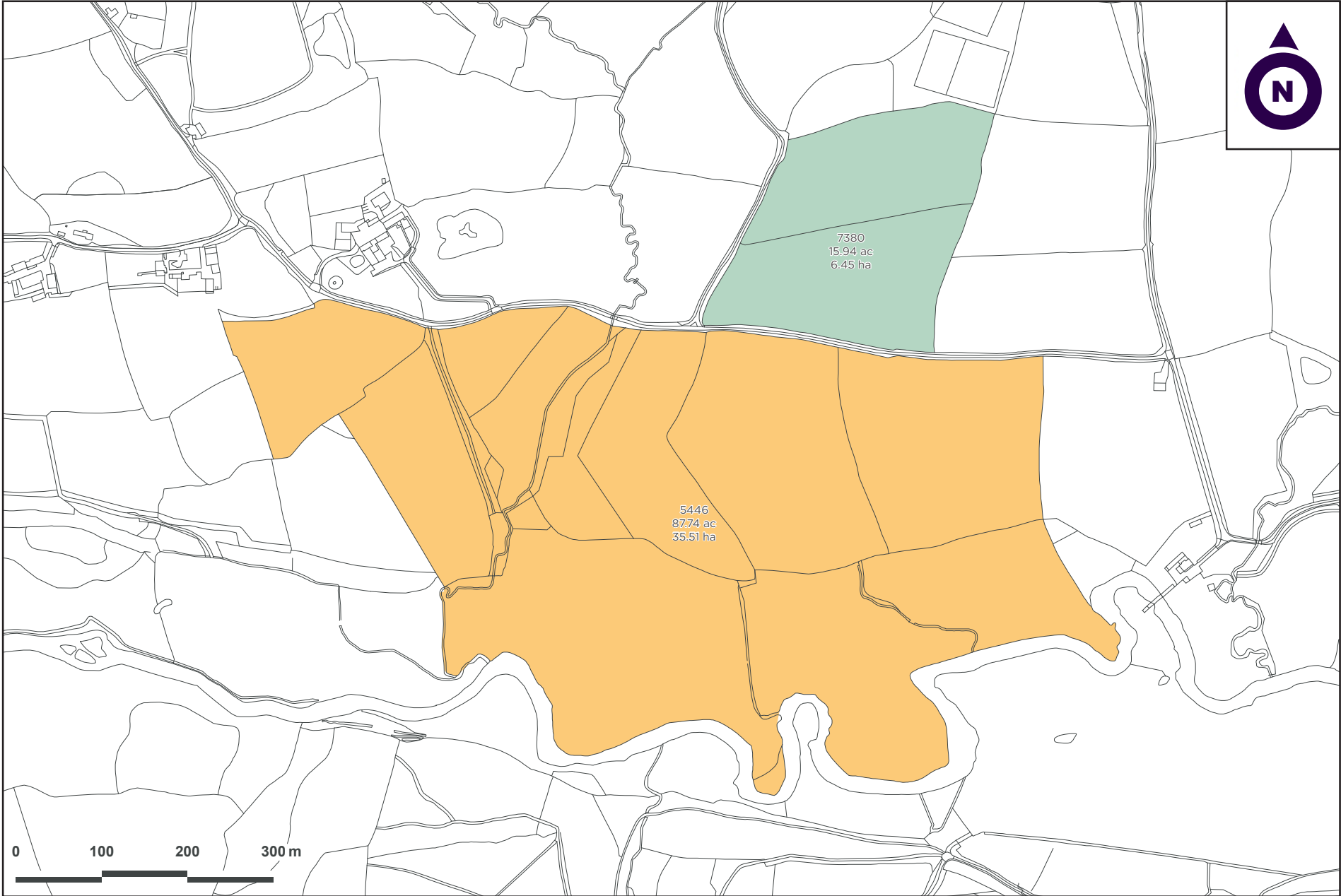
A parcel of productive arable and pastureland divided between two parcels.

Lot 1 comprises 87.74 acres of arable and pastureland running down to the River Torridge and Lot 2 comprises 15.94 acres of arable land.

In all extending to 103.68 acres.

For sale by private treaty as a whole or in two separate lots.

Carter Jonas



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**Property**

The land at Libbear comprises a productive parcel of arable and pastureland totalling 103.68 acres. The principal parcel of land, which extends to about 87.74 acres, has access from the road to the north and runs down to the River Torridge which forms the southern boundary. There is a further parcel of land to the north of the road which is divided between two field enclosures and extends to 15.94 acres. The land has been part of a countryside stewardship scheme which expires at the end of this year and includes wild bird seed mixture on much of the arable land.

**Location**

The land at Libbear is situated adjoining the River Torridge between the villages of Shebbear and Black Torrington.



## Method of sale

The land is offered for sale by private treaty with a guide price of £850,000 for the whole. The guide price for Lot 1 is £700,000 and the guide price for Lot 2 is £150,000.

## Tenure & possession

The freehold of the land is offered for sale with vacant possession available upon completion of the sale. The fishing rights along the River Torridge will be retained by the vendor, together with a right to access the river along the track on the western side of the land, park a vehicle, and maintain the river bank.

## Local authority

Torridge District Council  
[www.torridge.gov.uk](http://www.torridge.gov.uk)

## Viewings

Potential purchasers may view the land unaccompanied, with a set of sales particulars in hand, after informing the sole agents on 01823 428590.

## Directions

From the village of Black Torrington, with the Village Hall on your right, continue out of the village and over the bridge. After about half a mile, turn left signed New Inn. After about half a mile, turn left again, signed Libbear and Bradford. Lot 1 will then be found on the left and Lot 2 subsequently on the right.



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## Taunton

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## National Rural Agency

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## Important information

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