



Land at Marshalls

Woolsery, Bideford, EX39 5RQ

For sale by **INFORMAL TENDER** ~ About 19 acres in 2 lots.



Land at Marshalls

Woolsery, Bideford, EX39 5RQ

For sale by Informal Tender ~ Tenders close 12 noon on Thursday 3rd September 2026.

Some 18.83 acres of level pasture land in a quiet, sought after location. Available as a whole or in two lots.

Lot 1: Just over 10¼ acres of pasture land - **Guide £85,000**

Lot 2: Some 8½ acres of pasture land - **Guide £75,000**



Situation

The land at Marshalls occupies a quiet rural location, yet is only 2 miles south west from the extremely popular village of Woolsery. This thriving community has a heritage going back beyond the Domesday book and at its heart is a Norman Church and the recently rebuilt Farmers Arms restaurant and public house, which is extremely popular. There is also primary school, village shop, farm shop and community hall.

The North Devon coastline is approximately 4 miles to the north and has sandy beaches, quaint harbours and pretty coves to explore and enjoy. The Atlantic Highway (the A39) is approximately 2 miles away and provides a scenic route to the ancient port town of Bideford, approximately 12 miles and continues on to Barnstaple, the regional centre of North Devon, which is a further 9 miles.

Description

The land extends to some **18.83 acres** of level pasture land in a quiet, sought after location. Access is from the public highway over a short right of way (coloured brown on the plan). It is available as a whole or in two lots as follows;

Lot 1: (Outlined red on the plan)

Approximately **10.26 acres (4.15 hectares)** of level pasture land in a single enclosure with natural hedge bank boundaries.

Lot 2: (Outlined blue on the plan)

Approximately **8.57 acres (3.47 hectares)** of level pasture land in a single enclosure with natural hedge bank boundaries.

Important Information

Method of sale | The land will be offered for sale by Informal Tender. Tenders close at 12noon on **Thursday 3rd September 2026**. Please see attached tender form which must be returned to the selling agents office.

Tenure | Freehold with vacant possession upon completion.

Boundaries | Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

Local Authority | Torridge District Council

Services | No services are connected, however they may be close by. We urge prospective purchasers to make their own enquiries as to connection and cost or same.

Stewardship Schemes | The land is not subject to any Stewardship Scheme.

Directions

Postcode = EX39 5RQ

W3W LOT 1 = ///fixture.wand.marketing

W3W LOT 2 = ///yawned.sprayer.sniff

Contact Us

Kivells Farms & Land Department

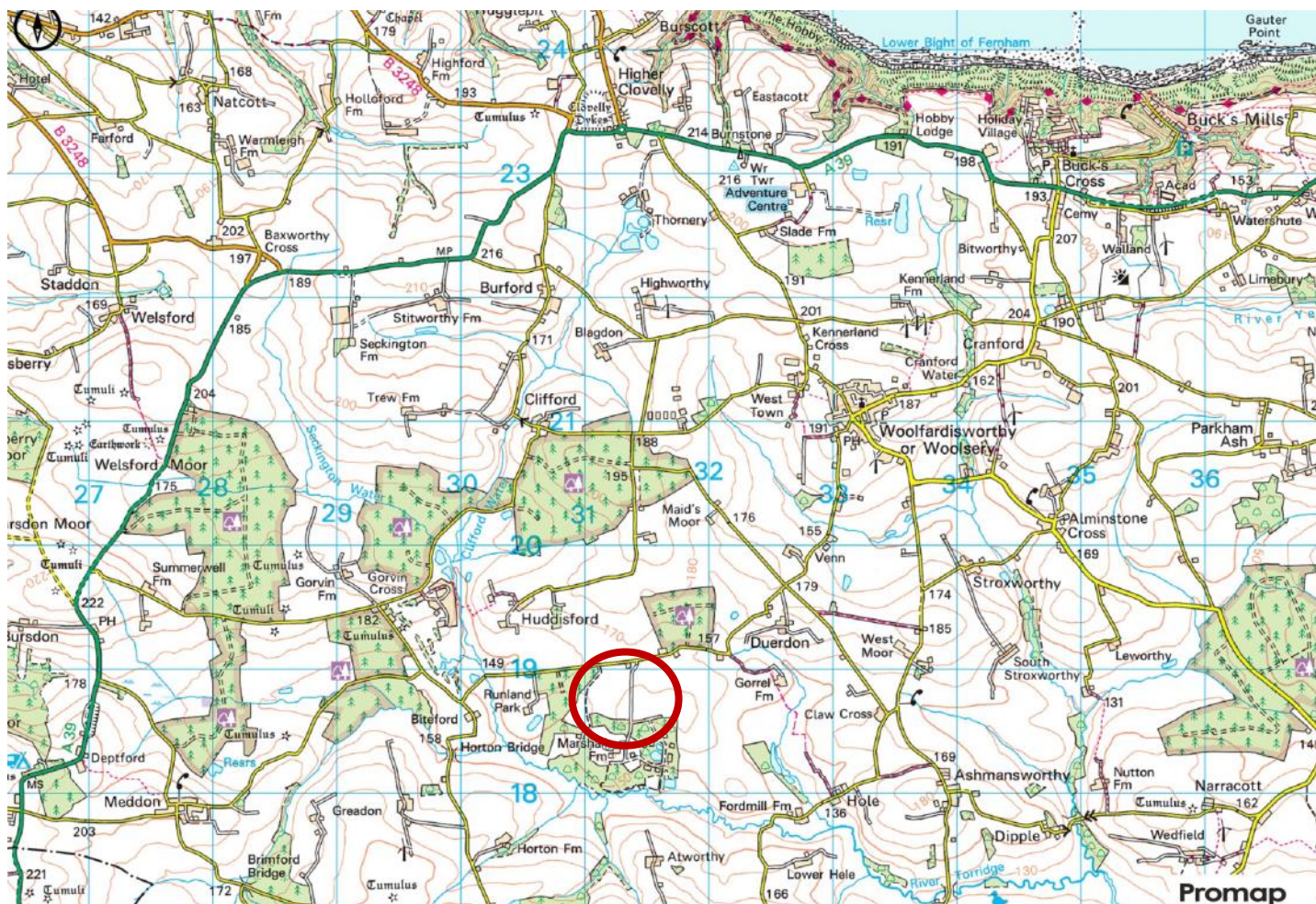
Agri-Business Centre, Holsworthy

Phone: 01409 259547

Email: farms@kivells.com.

Viewing

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.





Produced on Land App, Jul 13, 2026.
 © Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

50 m
 Scale 1:2500 (at A3)



Kivells Farms & Land Department, Holsworthy

T | 01409 259547

E | farms@kivells.com

W | kivells.com



Disclaimer - Kivells, their clients, and any joint agents give notice that 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. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, 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 Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



INFORMAL TENDER FORM

Land at Marshalls, Woolsery, Bideford, EX39 5RQ

Name(s):	
Address:	
Phone no:	
Email:	

I wish to submit and tender of:

LOT 1 £ _____ (in writing _____)
LOT 2 £ _____ (in writing _____)
Or BOTH LOTS £ _____ (in writing _____)

Should my tender be recommended for acceptance, the Solicitor acting on my behalf is;

Name:	
Company:	
Address:	
Phone no:	
Email:	

I understand that neither the highest nor any tender will necessarily be accepted. Should my tender(s) be accepted I agree to abide by the conditions as printed on the attached details.

Signed.....

Date.....

Tenders close at 12 noon on Thursday 3rd September 2026

**PLEASE SUBMIT YOUR TENDER IN A SEALED ENVELOPE MARKED
'Land at Marshalls' to Mrs Jacqueline Chegwyn, Kivells, Agri-Business Centre, Holsworthy, EX22 7FA**

Please note that any personal data you provide to us will be handled in accordance with our Privacy Policy available on our website
www.kivells.com – a copy of our Privacy Policy is available on request.