

STAGS

Land near Lower Yelland , Yelland, Barnstaple, Devon EX31 3EN

A level grass field which adjoins the Tarka Trail between Barnstaple and Bideford

Instow 2 miles - Barnstaple 5 miles - Bideford 5 miles

• Level Farm Land • 5.55 Acres (2.25 Hectares) • Adjoining the Tarka Trail • Accessible Location • Access via a Right of Way • For Sale by Private Treaty • FREEHOLD

Guide Price £70,000

01271 322833 | barnstaple@stags.co.uk

SITUATION
The land is situated in an accessible location, adjoining the Tarka Trail between Barnstaple and Bideford in North Devon and a short distance from the River Taw estuary. The coastal village of Instow lies 2 miles to the west and Barnstaple and Bideford are both 5 miles from the land.

DESCRIPTION
The land comprises a level grass field which totals approximately 5.55 acres (2.25 hectares) and lies at about 5 metres above sea level near to the Taw-Torridge Estuary SSSI.

The land has been used for grazing in the past but has been left fallow more recently and the soils are described as being freely draining slightly acid loamy soils.

SERVICES
There are no services connected to the land.

ACCESS
Access to the land from the public highway is via a right of access (as consistent with the current use of the property) over the lane passing through Lower Yelland Farm to the field gate.

TENURE
The land is owned freehold and is 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 & LAND MANAGEMENT
The land is within a Nitrate Vulnerable Zone (NVZ) and is not within any land management agreements.

LOCAL AUTHORITY
North Devon District Council.

SPORTING & MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.

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 are no public rights of way passing through the land.

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

VIEWING
Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS
From Yelland Cross in Yelland on the B3233 proceed north (signed private road Leading to Lower Yelland Farm).

After 100 yards follow the road to the right for 200 yards and just after passing the brewery (on the left), follow the hard track around to the right.

Continue for a further 400 yards and the entrance gate into the land will be found on the right.

WHAT3WORDS
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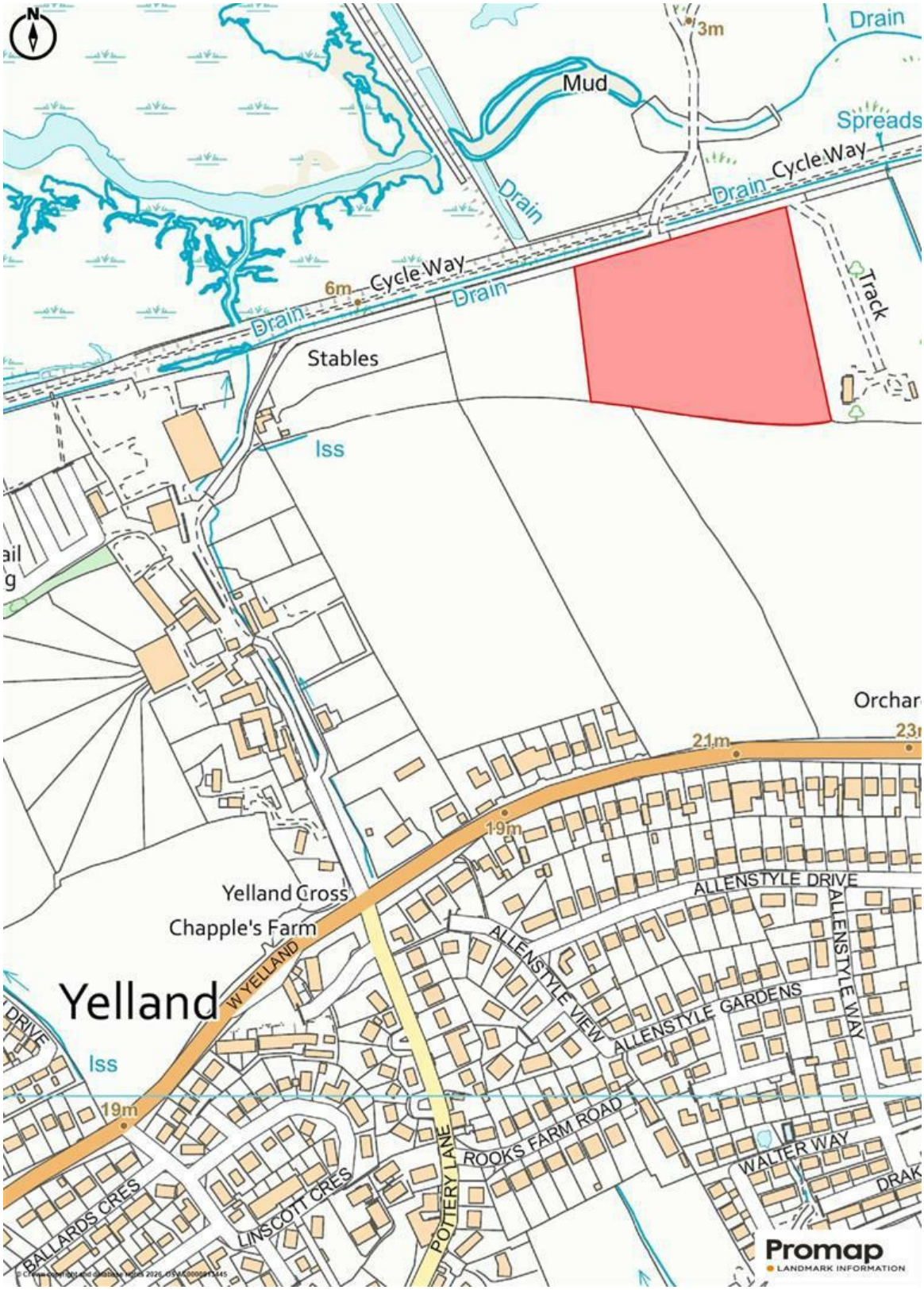
DISCLAIMER
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, 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.











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