



Land at Braunton Marsh Lot 2 , Velator, Braunton, Devon
EX33 2NU

A level area of grass land on the Braunton
Marshes, near to the North Devon coast

Braunton 2 miles - Barnstaple 6 miles - Saunton Sands (on foot) 2 miles

• Level Pasture Land Used for Grazing • 3.72 acres (1.51 hectares) • Access
from a Hard Lane • Additional land lots available • For Sale by Private
Treaty • FREEHOLD

Guide Price £40,000

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SITUATION

The land is located on Braunton Marsh, within a Heritage Coasts area and approximately 2 miles to the south-west of the village of Braunton.

Saunton Sands beach is approximately 2 miles to the west (on foot) and the other beaches at Croyde, Putsborough and Woolacombe are all within east reach. The regional centre of Barnstaple is approximately 6 miles to the east.

DESCRIPTION

The land comprises a level area of grass land on Braunton Marsh which is currently used for grazing cattle.

Lot 2 is the eastern section of the land and comprises a level paddock which is suitable for grazing. This lot totals 3.72 acres (1.51 hectares) and adjoins the Flats Pill (a stream) on the southern boundary.

The land is classified as grade 3 and the soils are described as loamy and sandy soils with naturally high groundwater and a peaty surface.

ADDITIONAL LAND LOT AVAILABLE

Lot 1 comprises approximately of 12.49 acres (5.05 hectares).

BOUNDARY FENCE

If Lot 1 is sold separately to Lot 2, the purchaser of Lot 1 will be

responsible for erecting a stock-proof fence on the boundary between Lots 1 and 2.

ACCESS

There is access between the public highway and the land being sold via a hard track known as Gollowell Track.

If Lot 2 is sold separately to Lot 1, the seller will install a new gateway into Lot 2 directly from Gollowell Track.

SERVICES

There are no services currently connected to the land.

TENURE

The land is owned freehold. Lot 2 is currently not registered on the Land Registry.

METHOD OF SALE

The land is offered for sale by private treaty.

LOCAL AUTHORITY

North Devon District Council.

LAND MANAGEMENT

The land is currently managed within a Countryside Stewardship (CS) agreement which ends on the 31st December 2028. The management options for the land being sold are GS2 (Permanent Grassland with very low inputs) & GS12 (Lenient Grazing Supplements).



DRAINAGE FEES

Drainage fees will have to be paid annually on the land. This covers the cost of the drains / pill being kept clean and the hard track being kept serviced. In 2023 the seller was charged £245 for the 40 acres of land they own on Branton Marsh.

DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ) and a Heritage Coasts area.

SPORTING AND 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.

LAND PLAN

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

VIEWING

Viewings are strictly by appointment only. Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS

From the Chivenor Cross roundabout on the A361, proceed towards Branton. After 400 yards, proceed straight across at the following roundabout. Continue on this road for approximately 0.75 miles and at the roundabout (with the Murco petrol station on your right) turn left into Velator Way.

After approximately 350 yards, proceed straight across at the next roundabout and after approximately 1.1 miles, the entrance track to the land will be found on the left. Continue on this track until reaching a 90 degree left turn, and the land will be found straight ahead (please refer to the land plan for access to each lot).

WHAT3WORDS

Reference/// defenders.stars.swells

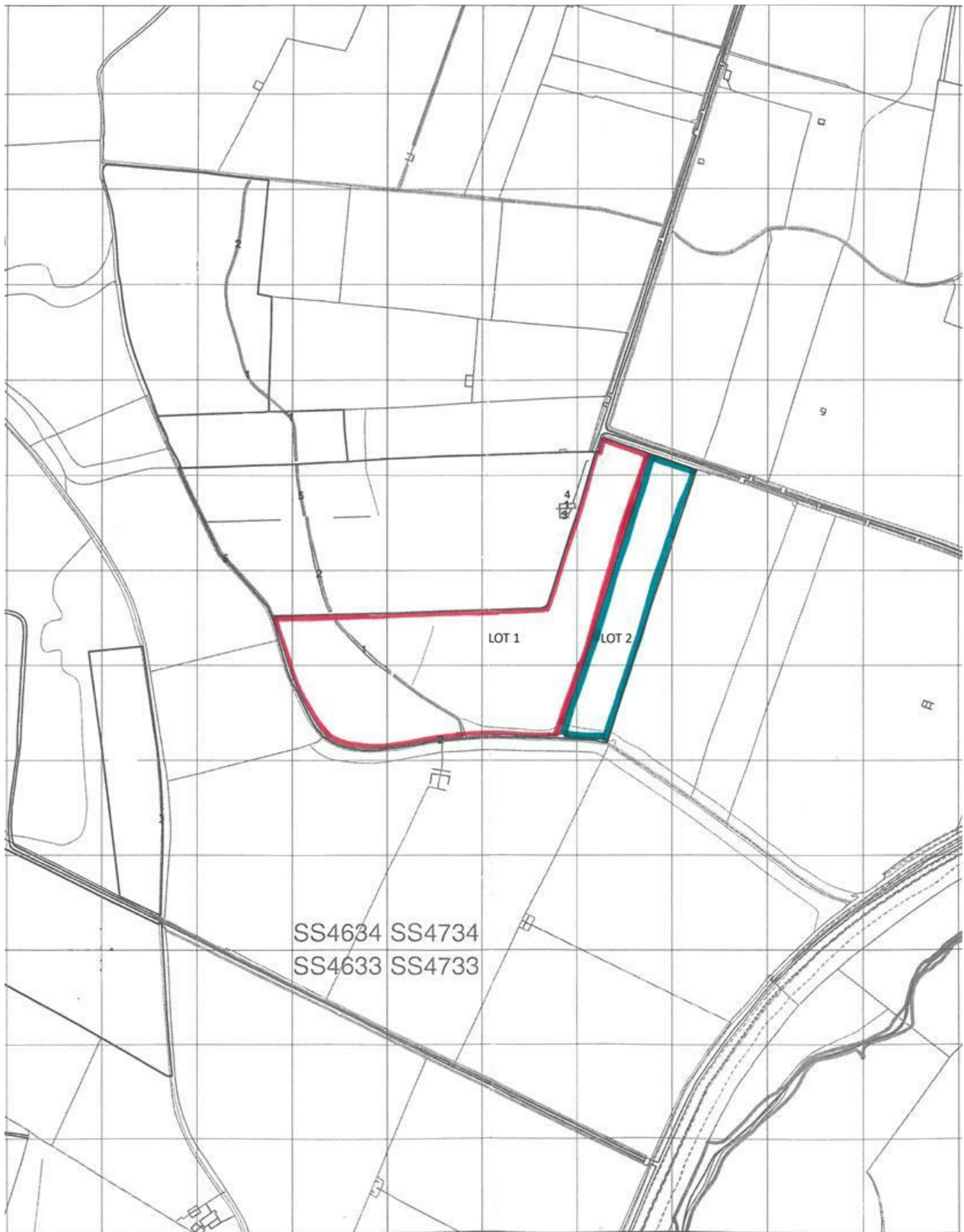
WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of any livestock.

DISCLAIMER

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





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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.