

STAGS

Land and Barn near Bickleton , Fremington, Barnstaple, Devon EX31 3QG

A secluded grass field with a field shelter adjoining a stream

Fremington 0.8 miles - Instow 2.8 miles - Barnstaple 3.9 miles

• Productive Grass Paddock • 3.61 Acres (1.46 Hectares) • Open Fronted Building • Direct Road Access • Stream Frontage • Accessible Location • For Sale by Private Treaty • FREEHOLD

Guide Price £75,000

01271 322833 | barnstaple@stags.co.uk

SITUATION
The land is situated in a secluded yet accessible location between Bickleton (0.5 miles) and Fremington (0.8 miles) in North Devon and a short distance from the River taw Estuary.

The coastal village of Instow lies 2.8 miles to the west and Barnstaple's town centre is 3.9 miles to the east.

DESCRIPTION
The land comprises a single grass field with a field shelter, which totals approximately 3.61 acres (1.46 hectares) and has a gentle west facing slope, running down to a stream on the western boundary.

The land has direct road access and lies at about 30 to 40 metres above sea level and is sheltered to the west by Bickleton Wood. There is an open fronted field shelter towards the southern boundary which is of timber construction and measures approximately 8m x 4m.

SERVICES
There are no mains services connected to the land. Water is available from the stream.

ACCESS
There is direct access to the land from the public highway.

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
The land is within a Nitrate Vulnerable Zone (NVZ).

PLANNING
Planning consent for the field shelter was approved on the 28th June 2006 (planning reference: 42200).

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.

There is a water pipe passing underneath the land which serves a property known as Woodlands.

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 the Roundswell roundabout on the A39 to the south of Barnstaple, proceed north towards Bickington and Fremington and continue straight across at the first roundabout and turn left at the second roundabout signed towards Holmacott and Eastleigh.

Follow this road, onto The Old Bideford Road and continue for 1.7 miles. Upon reaching Lovacott Cross turn right to Fremington. Continue for 0.3 miles and at Lydacott Cross, turn left towards Bickleton. Continue on this road for 0.4 miles and turn right (unsigned). Continue for just over 0.1 miles and the access into the land will be straight ahead, before the road bears to the right.

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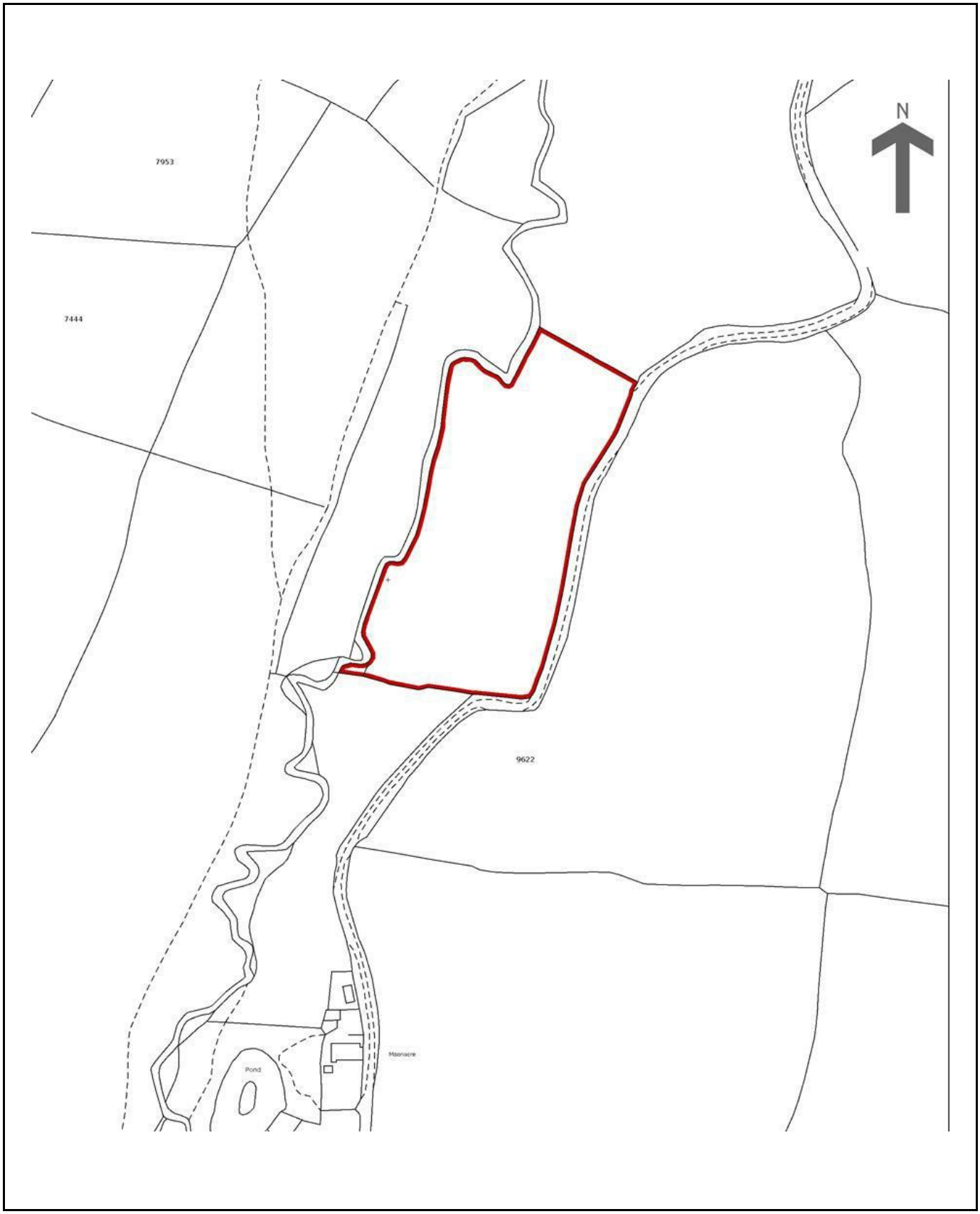
DISCLAIMER
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services,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