

STAGS

Barn and Land at Shaftsborough , Lee, Ilfracombe, Devon EX34 8LS

A development opportunity near to the North Devon coast set within 33.60 acres of rolling pasture land

Lee Bay 2.4 miles - Ilfracombe 2.8 miles - Barnstaple 12 miles

• Barn for Conversion near to the Coast • 33.60 Acres (13.60 hectares) • Planning Consent for a Main House and Annexe • Stunning Sea Views from the Land • For Sale by Private Treaty • FREEHOLD

Guide Price £495,000

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SITUATION

The barn and land lies in a fine location at the end of Shaftsborough Lane, near to the North Devon coast with the pretty village of Lee Bay approximately 2.4 miles to the north (by road).

The coastal town of Ilfracombe lies 2.8 miles to the north-east and Woolacombe with its renowned sandy beach is approximately 3.3 miles to the west. The larger town of Barnstaple is 12 miles to the south.

DESCRIPTION

The site occupies a stunning position overlooking an unspoilt part of the North Devon coast and includes a barn with planning consent for conversion within 33.60 acres (13.60 hectares) of pasture land which lies at about 159 metres above sea level.

Planning consent is in place to create a single storey residential dwelling (178 square metres) with four bedrooms, two bath / shower rooms and an open plan kitchen, living and dining space. There is also planning consent to create an attached annexe (76 square metres) with two bedrooms (both with en-suite bathrooms) and an open plan kitchen, living and dining space.

Outside there is provision for a large garden and parking area with provision for new tree planting along some of the boundaries and entrance lane.

The land comprises four enclosures of grass land which is level or gently sloping and currently used for grazing. The sloping sections have a north to north-east facing aspect and there are views towards South Wales on a clear day and over rolling countryside to the south and east.

There are small pockets of woodland and a sheltered pond to the north-west of the buildings.

ACCESS

Access to the land and buildings is via Shaftsborough Lane, a public highway.

SERVICES

There are no mains services currently connected. There is a spring which rises within the land.

TENURE

The land is owned freehold and is registered on the Land Registry.

METHOD OF SALE

The land and buildings are offered for sale by private treaty as one lot.

LAND MANAGEMENT

The land is currently managed within a Countryside Stewardship (CS) agreement. The management options include GS2 (permanent grassland with very low inputs) and BE3 (management of hedgerows). This agreement commenced on 1st January 2024 and ends on the 31st December 2028.

DESIGNATIONS

The land is within a National Landscape (Formerly an Area of Outstanding Natural Beauty).

PLANNING

Planning consent was approved (with conditions) on the 17th June 2026









for the conversion of the agricultural barn to a dwelling with an attached ancillary annexe. The planning reference is 81497.

There is a condition that the annexe shall be ancillary accommodation to the main dwelling and shall not be occupied, let or sold as an independent residential dwellinghouse.

DEPOSIT

At the point an offer has been accepted, the seller has requested that the purchaser pays a deposit of £2,500 (non-refundable) to be held by the seller's solicitor.

LOCAL AUTHORITY

North Devon District Council (www.northdevon.gov.uk).

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 is a public footpath passing through the land.

The seller will require a right of way over the first 30 metres (approximately) of the entrance road to the land and buildings.

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 Mullacott Cross follow the B3343 towards Woolacombe and after 1.5 miles turn right towards Lincombe and Lee. Continue on this road for approximately 0.4 miles and shortly after crossing over the bridge, turn left into Shaftsborough Lane. Continue along this road and the land and buildings will be found at the end of the lane.

WHAT3WORDS

Reference/// fractions.each.developer

DISCLAIMER

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

WARNING

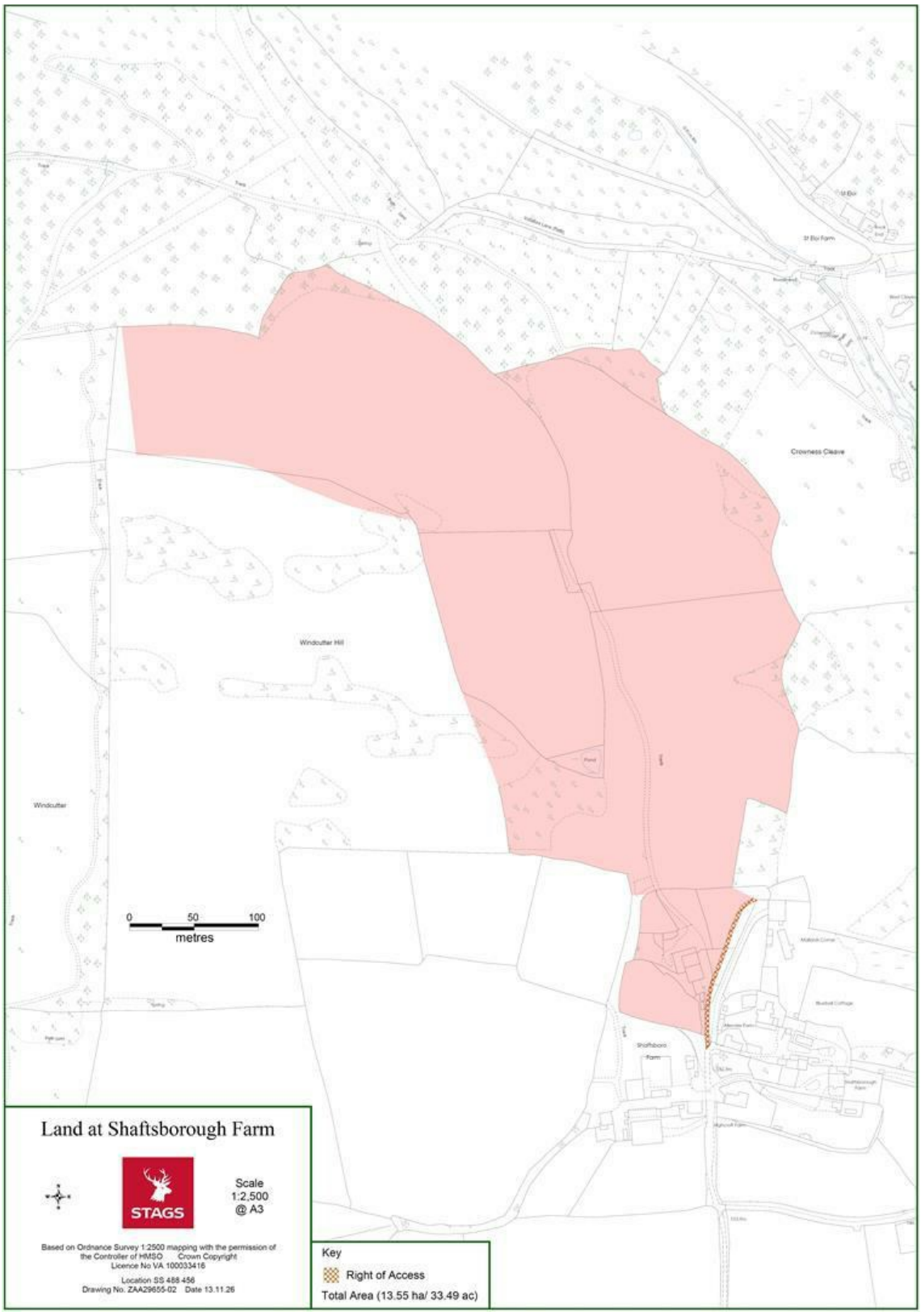
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.











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.