



Directions

Grid ref: SS 497/320 On the B3233 road coming from Barnstaple you will pass through Bickington and then through the village of Fremington. On leaving Fremington you will pass fields to the right hand side on what is commonly called the Yelland Straight and then at the far end of the straight to the right are a number of bungalows, the last two being more individual, the latter being number 48. The lands are then in the field immediately to the right hand side and just beyond the bungalows as identified on the plan.

Looking to sell? Let us value your property for free!

Call 01271 327878
or email barnstaple@phillipsland.com

Small Land Plot with Potential

Plot 179 off, Yelland Road, Fremington, Barnstaple, EX31 3DS

Offers In The Region Of

£10,000

- Small Land Plot
- Long Term Potential
- Overlooking Taw Estuary
- No Immediate Use
- Roadside Plot

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

This small plot of land is set, as one of many, in a field to the north side of Yelland Road, the road running between the villages of Fremington to the east and the coastal village of Instow to the west.

The plots were originally sold as having potential for residential development which has so far not transpired.

The plot is identified in red on the attached copy Land Registry Plan and measures approximately 17 metres by 14 metres and is set towards the south east corner and adjoins the roadside hedge close to an access gateway.

There are no services on the land and it is not fenced out from the remainder of the plots within the field.

The lands are being sold as they stand with possible potential long term development and if interested parties wish to enquire as regards to the planning aspect they should address their enquiries to North Devon Council in Barnstaple on 01271 388288.

Using FREE APP What3words the site is at
///obeyed.composed.hammocks

Services

No services on site

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878 Out of hours
Michael Challacombe 07970
115000

