



Directions

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. Continue to the end pass the garage to the right and then turn left to Lower Yelland. Drop down the drive and take the road branch right. Park carefully and walk through the paddock with the stables to the gate on the far side and into the field where the plot is located. using what3words free app for mobiles use the reference [///strategy.putter.schematic](https://www.what3words.com/strategy.putter.schematic) to find an access gate from the public highway. Use reference [///moment.diary.countries](https://www.what3words.com/moment.diary.countries) to find the actual land.

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Call 01271 327878
or email barnstaple@phillipsland.com

Small Plot of Land with Potential.

Plot 47 off, Yelland Road, Yelland, Barnstaple, EX31 3EF

Offers In The Region Of

£7,950

- Small Land Plot
- Accessible Location
- Taw Estuary Setting
- Long Term Potential
- 20m x 14m Approx

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 20 metres by 14 metres and is set in the north west corner of the current field.

There are no services on the land and it is not fenced out from the remainder of the plots within the field nor can it be.

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 [///moment.diary.countries](https://www.what3words.com/#!/moment.diary.countries)

Services

Type your text here

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
445004

