



Directions

Grid Ref. SS492/448. From Barnstaple take the A361 road as though towards Braunton and Ilfracombe. Pass through Braunton on for about 5 miles, where at Mullacott Cross turn left as though towards Woolacombe on the B3343. Follow this road for about a mile and there turn right at the junction towards Lee Bay. After a half mile you will pass over a stone former railway bridge. Immediately after crossing over the bridge is the entrance to Shaftesboro Farm and the field is the next on the left with a gate to either end.

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

Call 01271 327878

or email barnstaple@phillipsland.com

10,11 or 21 Acres Land

Bridge Field, Lot 2, Lincombe, Lee, Woolacombe, EX34 8LS

Offers In The Region Of

£100,000

- Coastal Farmland
- Fertile Level Field
- Country Lane Frontage
- Currently in Maize
- Previously Grass for Forage
- As a Whole or in 2 Lots
- 11.5 Acres and 10 Acres

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

Coast at Lee Bay 1.5 miles - Woolacombe Bay 4 miles - Ilfracombe 2 miles - Barnstaple 14 miles

A first-class parcel of level farmland with country lane frontage and separate gated access points to either end and being within less than a mile from the the B3343 road that runs from Woolacombe through to South Molton and the A361 North Devon Link road.

The land is currently a single field of some 21.5 acres that is available for purchase either as a whole or in two lots of 11 and 10 acres or other possible combinations by discussion.

The field is currently growing a crop of maize for livestock winter feed which is currently just breaking through following it being in grass and harvested for silage for several years.

Barnstaple the ancient borough and administrative centre for North Devon area is some 14 miles to the south-east where there is direct access onto the A361 North Devon Link road providing improved access to and from the North Devon coastal area.

As mentioned the lands are Just 4 miles east of the coastal resort of Woolacombe with its massive expanse of sandy beach itself running southwards towards Putsborough and Baggy Point noted for its surfing and swimming.

Lotting

For clarity the field as a whole is 21.5 Acres.

As we have a gate at each end we are offering it as 2 lots or as a whole field.

Lot 1 is 11.5 Acres and is nearest the bridge. Guide Price £115,000

Lot 2 is 10 acres and furthest from the bridge. Guide Price £100,000

Other acreages may be considered by discussion.

If purchaser's are non farming it can be arranged for the field to be reseeded to grass assuming appropriate seasonal timing.

For directions using what3word [///riot.sketching.corporate](https://www.what3words.com/)

Services

Electric Pole on hedge

Council Tax

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
445204

