



## Directions

Approaching Branton on the A361 as from Barnstaple at the lights in the village centre take the left turn on to the B3231 as to Saunton. After about a mile carefully turn right signed Lobb, opposite the left turn to Branton Burrows. Proceed to the first junction. Turn left and on to the next minor junction where on initial inspection please park carefully so as not to block access. Walk about 100 yards towards North Lobb/Knills and the gate is the first opening to the left with the view. Using what3words free app for mobile phones enter the 3 words //wordplay.spellings.baked

**Looking to sell? Request  
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for your property.**

**Call 01271 327878**

**or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)**

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## 2 Acre Paddock, Sea Views

Land at Tunneytown, Lobb, Branton, EX33 1JF

Offers In Excess Of  
**£60,000**

- Far Reaching Coastal Views
- Part subject to Rushes
- Overage Clause
- Farmland and Coast
- No BPS/RPA schemes
- Legally Binding Tenders
- Grassy Field
- About 1.979 Acres
- 12 Noon Friday 16th January 2026





On the North Devon coast. Surrounded by fields, with a high degree of privacy and exceptional coastal views. A gently sloping field of 1.979 Acres.

An outstanding quiet location slightly elevated overlooking farmland towards the UNESCO area at Braunton Burrows/Saunton Golf Course with part of Bideford Bay and the dramatic coastline, around Clovelly and Hartland in the far distance.

Just over two miles inland from the magnificent beach and backdrop of the Braunton Burrows and Saunton Sands. A little further along the coast is the pretty coastal village of Croyde again with its sandy beach and further beyond Putsborough, renowned for its surfing and Woolacombe all offering further expanses of beach and associated facilities, surfing, fishing, coastal orienteering and hang gliding.

To the east about 2 miles is Braunton, reputed to be the largest village in England with its wide variety of popular restaurants and inns, health centre, bowling club and tennis court with Barnstaple, the ancient borough and administrative centre for North Devon being a further 5 miles to the east, offering live theatre, leisure centre, indoor tennis centre and direct access on to the much improved A361 North Devon Link road connecting North Devon through to junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station.

Locally at Braunton there is access on to the Tarka Trail for those who enjoy walking and cycling, running along the banks of the River Taw and Torridge with various cafes to stop at and enjoy.

Some 18 miles to the north east is the dramatic, heather clad moorlands of Exmoor offering horse riding and dramatic scenery for walking as is the South West Coastal Path with nearest access point at Saunton.

OVERAGE CLAUSE - The field will be sold subject to an overage clause. This will be in place for a 20 year period and in the event that a buyer gets planning consent on the land then the seller is to be paid 25% of the increase in value from the current sale price to the agreed value of the land with planning consent approved to be agreed between 2 separate valuers, one for each party

Formal Tenders close on Friday, DATE TO BE ANNOUNCED by 12 noon. Friday 16th January 2026

The highest, or any tender, not necessarily accepted.

Formal Tenders to be in writing only and in a sealed envelope marked “Land at Lobb, Tender”

Formal Tenders to be received by Phillips Smith and Dunn, Barnstaple office by no later than 12 noon on the closing date, any late submissions will not be considered.

The offer letter to please contain the following information to enable the seller to make an informed decision on sale with the best possible and fullest information available.

1/ Name, address, and contact details of the proposed buyer.

2/ The amount of the bid. This is not to be ambiguous or related to any other bid and of a non-variable nature. Any bids that are not clear will not be considered.

3/ Any other information that you would like to bring to the sellers attention.

FOR THE AVOIDANCE OF DOUBT AND FOR CLARITY the Tenders are legal and binding and will require a 10% deposit to be paid by way of a cheque on submission of the legally binding Tender. The successful bidder will be informed within 72 hours when the sale will be legally exchanged with completion to be 28 days later or earlier if the buyer wishes.

Solicitor - Slee Blackwell, Braunton - Attn Steph Cleak 01271 812019



## Services

None on site

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

