



Directions

Grid ref: SS497/324 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.

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Small Plot of Land

Plot 148 off, Yelland Road, Fremington, EX31 3DS

Offers In The Region Of

£12,500

- Small land plot
- Accessible location
- Taw Estuary setting
- 16 metres deep
- 12.5 metre average width
- Long term potential
- No immediate use



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 Land Registry Plan and measures approximately 16 metres in depth with frontage on the north side of 3 metres and to the south rising to 22 metres.

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

The plot cannot be fenced, nor can a buyer use it for gardening or erect any structure, park a caravan or pitch a tent on it at this time.

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.

Services

None 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