



The Barn Adj. Cleave Farm

Lower Cleave | Northam | EX39 2RH

JAMES FLETCHER

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The Barn Adj. Cleave Farm, Lower Cleave

Set within a much sought-after position close to the water in Northam, this now redundant barn offers an exciting opportunity for possible redevelopment just moments from the coast path along the River Torridge with tremendous coastal walks to Appledore and Bideford. Although no current planning permission is in place, historic consents have previously been granted (now lapsed), demonstrating the barn's potential for conversion. Subject to the necessary planning consents, the barn lends itself perfectly to a variety of exciting uses - from a contemporary dwelling or holiday retreat with glimpses of the water, to a creative art studio or "sail loft" etc. With off-road parking and a manageable garden space, the barn offers the chance to craft something truly unique within this idyllic setting. Planning history can be found on the Torridge Planning Portal using the planning number: 1/0439/2025/FUL.

The barn is located in a tucked away position within this much sought-after location, close to the water in Northam and on the coast path allowing for coastal walks to Appledore along with easy walking or cycling to Bideford. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



DESCRIPTION & PLANNING HISTORY

The site comprises a redundant barn/outbuilding with an attached garage along with a generous parking area and a small garden plot/allotment, amenity space is approximately 64sqm. The barn is currently in a state of disrepair and is “sold as seen” however, it is felt that some of the materials could be utilised should the plot be redeveloped, subject to planning consent. There is no current planning permission granted and the full planning history can be found on the Torridge Planning Portal using the planning number: 1/0439/2025/FUL. Planning permission was most recently granted in May 2022 for conversion into a one bedroom dwelling - this consent has now lapsed. The barn is located within a conservation area but is not listed. Foul drainage is already connected. Electricity & water service are nearby - buyers will need to make their own enquiries about connections.

INFORMAL TENDER

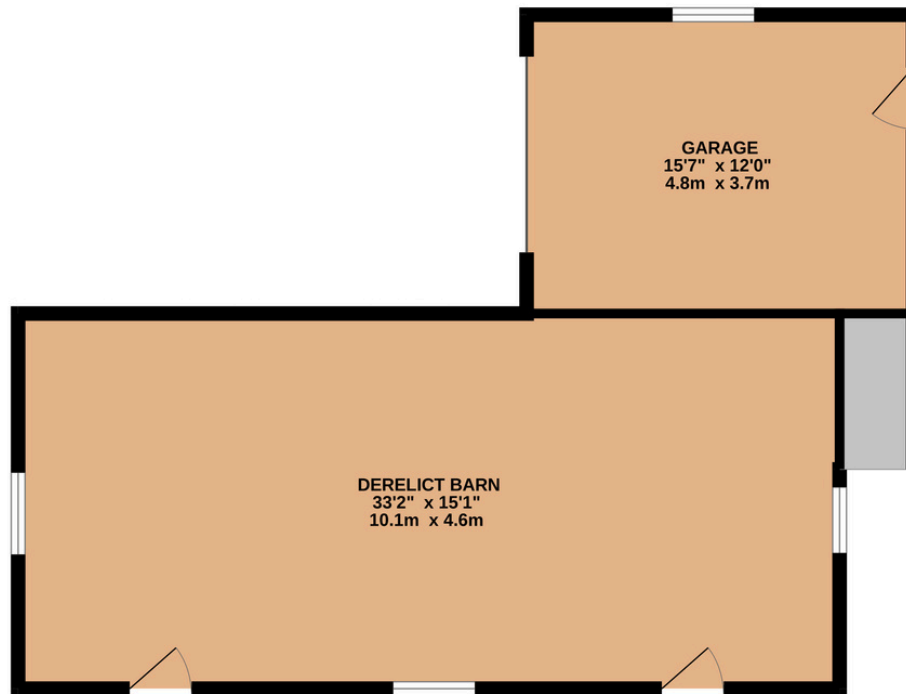
The barn is offered for sale by INFORMAL TENDER (SEALED BIDS). Tender bids must be received in writing by email to the agent, James Fletcher (james.fletcher@exp.uk.com), by 12pm (midday) on Friday 14th November 2025, unless sold prior. The seller reserves the right to accept an offer prior to the tender date. The seller also reserves the right not to accept the highest offer, or accept any offers if none are deemed acceptable.

VIEWINGS

If you would like to view, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



THE BARN, LOWER CLEAVE, NORTHAM

TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** Foul drainage already connected. Electricity and water are nearby - buyers will need to make their own enquiries about connections.
- **EPC:** N/A
- **Tenure:** Freehold
- **Council Tax:** N/A
- **Local Authority:** Torrridge District Council



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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