



Land and Buildings, Shaftsborough Lane , Lee, Ilfracombe,  
Devon EX34 8LS

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Attractive rolling pasture land overlooking the  
North Devon coast with a range of farm buildings

Lee Bay 2.4 miles - Ilfracombe 2.8 miles - Barnstaple 12 miles

- Coastal Pasture Land and Farm Buildings
- 33.60 Acres (13.60 hectares)
- Road Access
- Buildings with Potential for Alternative Uses (STP)
- Stunning Sea Views
- For Sale by Private Treaty
- FREEHOLD

Guide Price £400,000

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## SITUATION

The land and buildings lie in a fine location at the end of Shaftsborough Lane, near to the North Devon coast with the pretty village of Lee Bay approximately 2.4 miles to the north (by road).

The coastal town of Ilfracombe lies 2.8 miles to the north-east and Woolacombe with its renowned sandy beach is approximately 3.3 miles to the west. The larger town of Barnstaple is 12 miles to the south.

## DESCRIPTION

The land and buildings occupy a stunning position overlooking the North Devon coast and comprise a range of farm buildings within a 33.60 acres (13.60 hectares) of pasture land which lies at about 159 metres above sea level.

The soils are described as freely draining slightly acid loamy soils and the land classification is grade 4.

## THE BUILDINGS

The farm buildings lie at the southern end of the site and are currently used for livestock housing. They may offer potential for alternative uses, subject to planning consent being obtained.

Livestock Shelter (5.98m x 2.89m): timber frame, earth floor, box profile sheets on the roof and part of the elevations.

Timber Frame Building (10.59m x 6.33m and 5.77m x 3.38m):

Timber pole supports, part box profile sheet roof and corrugated asbestos roof.

Pole Barn (26.08m x 16.45m): timber pole supports, box profile sheet roof, earth floor and some timber kickboards. Lean-to (12.86m max x 6.88m): timber pole supports, box profile sheets to elevations and roof. Store (4.97m x 1.86m): to the rear.

## THE LAND

The land comprises four enclosures of pasture land which is level or gently sloping and currently used for grazing. The sloping sections have a north to north-east facing aspect and there are views towards South Wales on a clear day and over rolling countryside to the south and east.

There are small pockets of woodland and a sheltered pond to the north-west of the buildings.

## ACCESS

Access to the land and buildings is via Shaftsborough Lane, a public highway.

## SERVICES

There are no mains services connected to the land. There is a spring which rises on the land and we understand that mains electricity is available nearby.

## TENURE

The land is owned freehold and is registered on the Land Registry.



The land is let until the 31st December 2024 and vacant possession will be available after this date.

### **METHOD OF SALE**

The land and buildings are offered for sale by private treaty as one lot.

### **LAND MANAGEMENT**

The land is currently managed within a Countryside Stewardship (CS) agreement. The management options include GS2 (permanent grassland with very low inputs) and BE3 (management of hedgerows). This agreement commenced on 1st January 2024 and ends on the 31st December 2024.

### **DESIGNATIONS**

The land is within an Area of Outstanding Natural Beauty (AONB) and is not within a nitrate vulnerable zone (NVZ).

### **LOCAL AUTHORITY**

North Devon District Council ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

### **SPORTING AND MINERAL RIGHTS**

The sporting and mineral rights insofar as they are owned are included with the freehold.

### **WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There is a public footpath passing through the land.

The seller will require a right of way over the first 30 metres (approximately) of the entrance road to the land and buildings.

### **LAND PLAN**

A plan which is not to scale, is included with these sale particulars for identification purposes only.

### **VIEWING**

Viewings are strictly by appointment only. Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: [farms@stags.co.uk](mailto:farms@stags.co.uk)

### **DIRECTIONS**

From Mullacott Cross follow the B3343 towards Woolacombe and after 1.5 miles turn right towards Lincombe and Lee. Continue on this road for approximately 0.4 miles and shortly after crossing over the bridge, turn left into Shaftsborough Lane. Continue along this road and the land and buildings will be found at the end of the lane.

### **WHAT3WORDS**

Reference/// fractions.each.developer

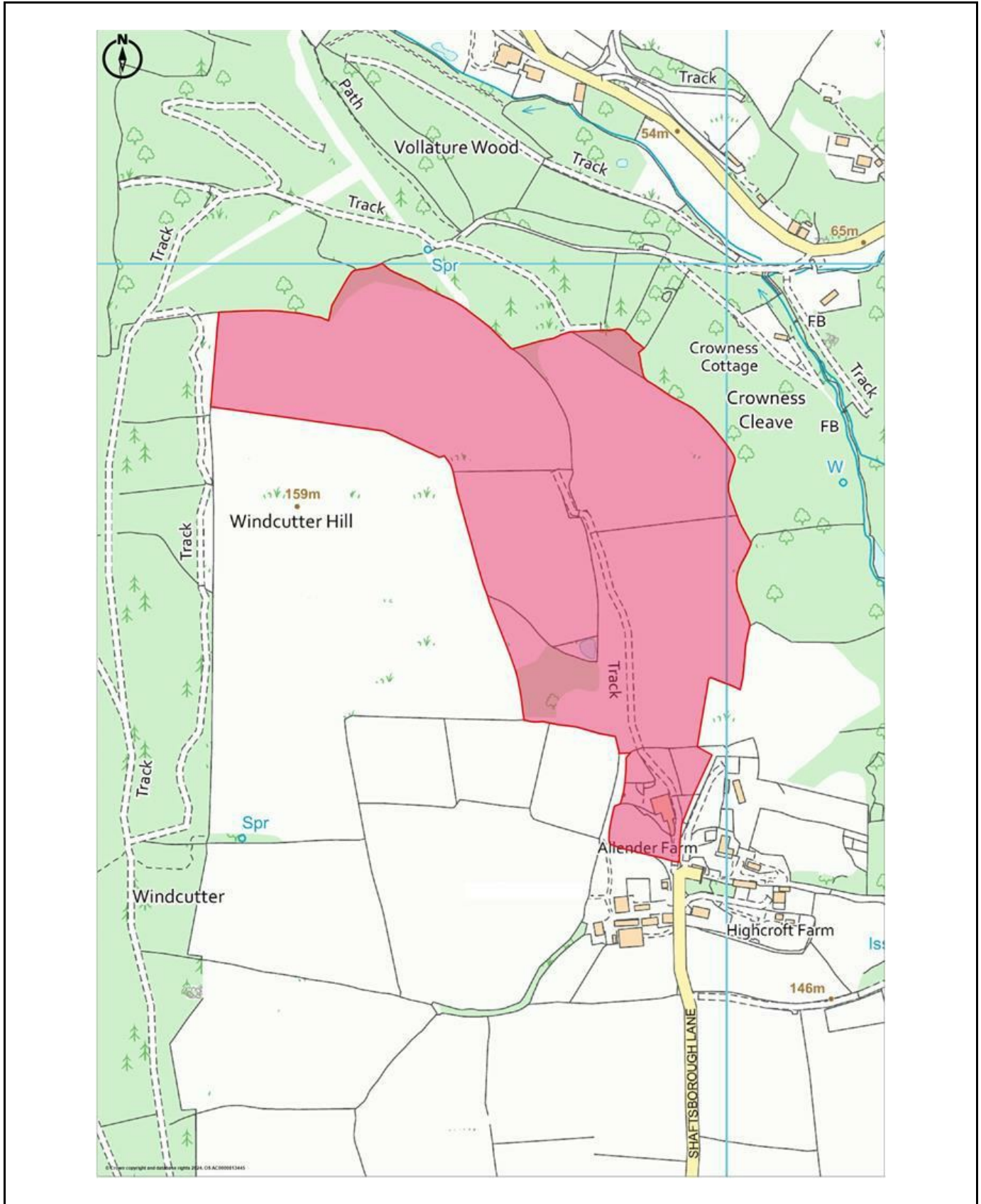
### **DISCLAIMER**

These particulars are a guide only and are not to be relied upon for any purpose.

### **WARNING**

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.