



Land at Withywell Lane , Croyde, Devon EX33 1PX

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0.51 Acre / 0.20 Hectare field with stunning sea views over Croyde Bay

Croyde Beach and Village Centre 0.5 miles

- Farm Land with Sea Views • 0.51 Acres / 0.20 Hectares • Stunning Outlook over Croyde Bay • For Sale by Informal Tender- 8th November 2024 • Freehold

Informal Tender £120,000

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)





## SITUATION AND AMENITIES

The land is situated on the southern edge of Croyde at the end of a quiet no through lane, adjoining open countryside and enjoying fine views over Croyde Bay. Croyde is within an Area of Outstanding Natural Beauty (AONB) and has become internationally renowned for its superb surfing beach which has hosted numerous top ranking surfing competitions and forms part of the North Devon Surfing Reserve. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programs. The village offers an eclectic mix of picture postcard cottages nestling next to contemporary homes as well as a good range of local shopping facilities and amenities.

## DESCRIPTION

In total the land extends to 0.51 Acres / 0.20 Hectares and is all pasture with a north west facing aspect. The land lies in a fine position within walking distance of Croyde's beach and village centre with views overlooking Croyde Bay towards Lundy Island.

## FREEHOLD

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

## LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.  
([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

## OVERAGE

We are advised that the sale is subject to an overage of £85,000 for the remainder of 50 years (commenced 2021). This applies should residential consent be gained for any number of dwellings.

## METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed bids. The target date is noon on Friday 8th November 2024. Tender forms are available from the selling agents.

To arrange a viewing appointment prior to the tender date please contact the office on 01271 322 833 / [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## SERVICES

There are currently no services connected but understand they are nearby.

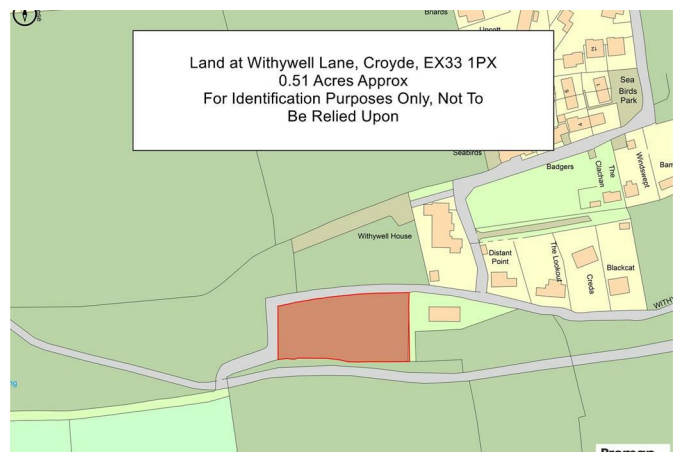
## DIRECTIONS

What3Words: [///crucially.compound.decompose](https://www.what3words.com/compound.decompose)

From Braunton take the coastal road to Croyde, passing Downend carpark, turn right into Ora Stone park and keep left, this will continue into Withywell Lane. Please note Withywell Lane is a single track lane with limited turning areas. It is advisable to walk to the land which can be found approximately 300m up the lane.

## VIEWINGS

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)



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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.