



Land near Trentishoe Down , Parracombe, Barnstaple, Devon  
EX31 4QD

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A single pasture field with uninterrupted views over  
the North Devon coast

Trentishoe 0.8 miles - Heddons Gate 1.6 miles - Blackmoor Gate 5 miles -  
Combe Martin 4 miles

- Stunning Views over the Coastline • 16.40 Acres (6.64 Hectares) • Natural Water (Spring) • Within Exmoor National Park • Commons Grazing Rights on Trentishoe Down • For Sale by Private Treaty • FREEHOLD

Guide Price £160,000

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## SITUATION

The land is situated in a stunning position, within the Exmoor National Park to the north of Trentishoe Down and with uninterrupted views over the North Devon coastline. The land is surrounded by common land and the South West coast path passes through the lower section of the land so there is direct access to Heddons Mouth to the east and Combe Martin to the west.

The coastal village of Combe Martin is 4 miles to the west by road and Blackmoor Gate is 5 miles to the south-east of the land.

## DESCRIPTION

The land comprises a single grass field which slopes down towards the coast on the northern boundary and has been used for grazing by the current owners. The land totals approximately 16.40 acres (6.64 hectares) and there are breath-taking uninterrupted views over the North Devon coastline with South Wales visible on a clear day.

The land is surrounded by common land and Trentishoe Down and Holdstone Down are both nearby. The soils are described as naturally wet very acidic sandy and loamy soils and the boundaries are mostly earth banks.

## ACCESS

There is access to the land via a right of way, as shown on the boundary plan with these sale particulars. There is also access over the common land to the south of the land being sold (on foot only).

## SERVICES

There are no mains services connected to the land. There is a natural water supply from a spring which is shown on the boundary plan.

## METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

## TENURE

The land is owned freehold and is available with vacant possession from the completion date.

## LAND MANAGEMENT

The land is currently managed within a Countryside Stewardship agreement which commenced on the 1st January 2023. Further details available from Stags.

## DESIGNATIONS

The land is within the Exmoor National Park and is NOT within a Nitrate Vulnerable Zone (NVZ). The land is NOT within a SSSI (Site of Special Scientific Interest) but adjoins the West Exmoor Coast and Woods SSSI. The land adjoins Open Access and Registered Common land.

## COMMONS GRAZING RIGHTS

The land benefits from commons grazing rights on Trentishoe Down. These rights will be apportioned based on the acreage of land being sold.





## LOCAL AUTHORITY

Exmoor National Park Authority and North Devon District Council.

## 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.

The South West Coast Path (a public footpath) passes through the land.

## BOUNDARY PLANS

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

## VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: barnstaple@stags.co.uk.

## DIRECTIONS

Travelling on the A399 from Combe Martin eastwards towards South Molton, ignore the turning to Kentisbury on your right, pass Waytown Tea Rooms on your left and take the next turning left signed 'Trentishoe 4 Miles'. Continue on this road past Holdstone Down and just before reaching a fork in the road (with a signpost for Trentishoe Church) turn left into the car park on the left.

From here continue on foot and the land is accessed through the gate marked on the boundary plan with these sale details.

## WHAT3WORDS

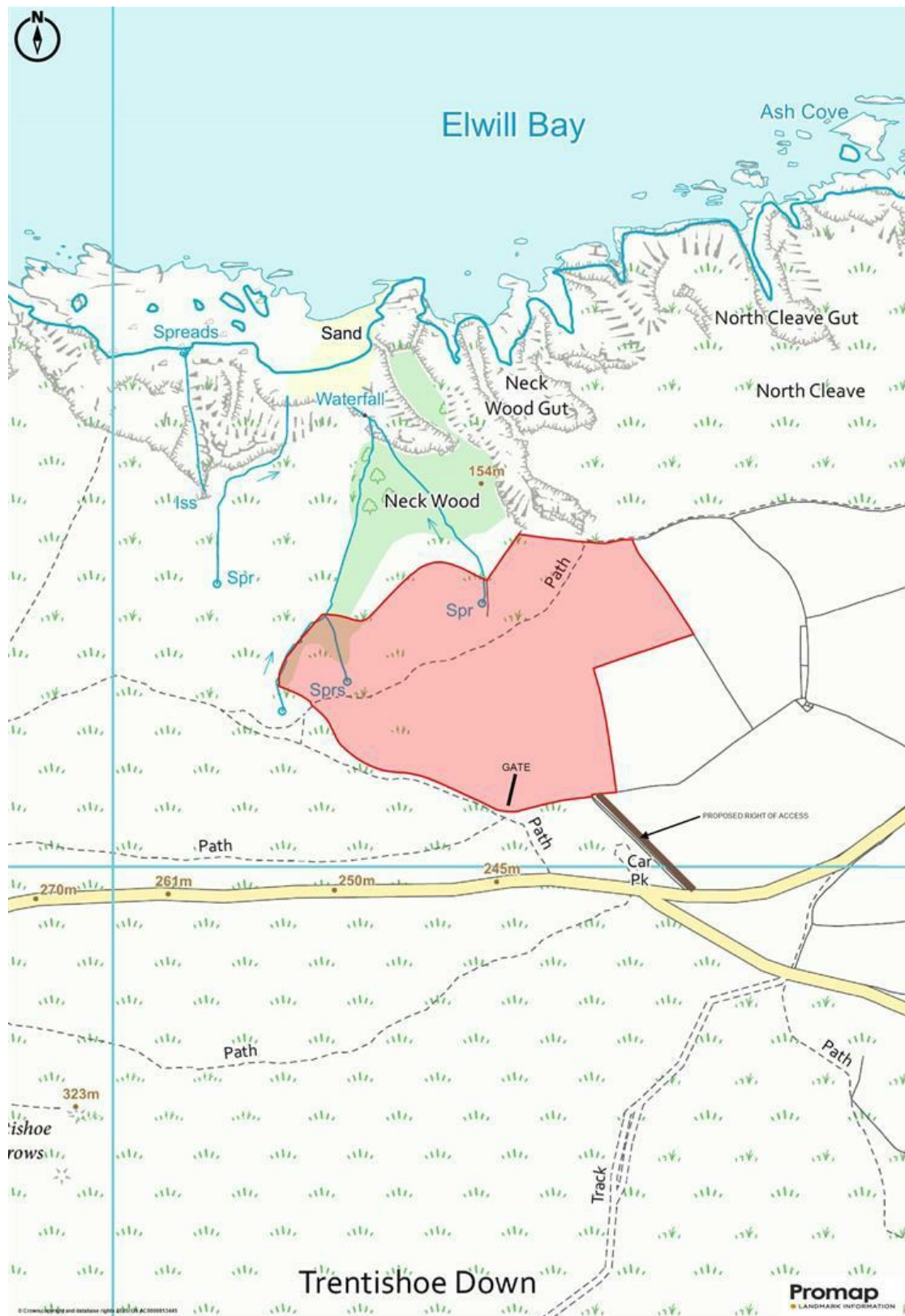
Reference/// yawned.illogical.loops

## DISCLAIMER

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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.







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