



Land at North Thorne Farm , Wistlandpound, Bratton Fleming,
Barnstaple, Devon EX31 4SL

Two gently sloping pasture fields overlooking Wistlandpound Reservoir

Blackmoor Gate 1.8 miles - Bratton Fleming 6 miles - Combe Martin 6.4 miles

• A Picturesque & Accessible Location • 6.69 Acres • Available in Two Lots • LOT 1: 5.62 Acres • LOT 2: 1.07 Acres • For Sale by Private Treaty • FREEHOLD

Offers In Excess Of £90,000

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SITUATION

The land lies in a picturesque location overlooking Wistlandpound Reservoir in North Devon, just a mile outside the Exmoor National Park and a relatively short drive from the coast.

Blackmoor Gate, the junction between the A39 and A399 is 1.8 miles north of the land and from here Combe Marton, Lynton & Lynmouth, Barnstaple and the A361 near South Molton are all within easy reach.

DESCRIPTION

The land comprises two separate fields which total 6.69 acres (2.70 hectares) set on either side of Wistlandpound Reservoir. The land would be suitable for agricultural and equestrian purposes and the soils are described as freely draining acid loamy soils over rock.

The land is available as a whole or in two separate lots.

LOT 1

GUIDE PRICE: OFFERS IN EXCESS OF £60,000.

LOT 1 is positioned on the eastern side of the reservoir and comprises a gently sloping pasture field which totals approximately 5.62 acres (2.27 hectares) and has a north and

west facing aspect. There are views through the trees over the reservoir and access is via a right of way.

LOT 2

GUIDE PRICE: OFFERS IN EXCESS OF £30,000.

LOT 2 is a single pasture field which overlooks Wistlandpound Reservoir and lies on the western side of the reservoir. This field totals 1.07 acres (0.43 hectares) and has an east facing aspect.

SERVICES

LOT 1: There is a trough currently connected to the field. The purchasers will be responsible for establishing a new connection.

LOT 2: We understand that mains water may be available in the adjacent road.

ACCESS

LOT 1: Access is via a right of way over the field to the south of LOT 1 for agricultural and equestrian purposes only.

LOT 2: Access from the public highway.

LOCAL AUTHORITY

North Devon District Council (www.northdevon.gov.uk).

DESIGNATIONS

The land lies within a Nitrate Vulnerable Zone (NVZ).



COVENANT

Lot 1 will be sold with a restrictive covenant for the land to be used for agricultural and equestrian purposes only.

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 are no public rights of way passing through the land.

BOUNDARY PLANS

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWINGS

Strictly by appointment through Stags Barnstaple office
01271 322 833 / barnstaple@stags.co.uk.

DIRECTIONS

From Blackmoor Gate, proceed in a south easterly direction towards South Molton on the A399. After 400 yards turn

right, towards Calvert Trust and Loxhore. Continue for one mile and turn left into Wistlandpound Reservoir carpark.

From here, LOT 2 will be found on the left.

For LOT 1 continue past the car park, turn left at the bottom of the carpark signed 'Trails' and continue down and across the dam. Keep straight ahead and the entrance to North Thorne Farm is directly ahead of you and the gate into LOT 1 is found on the left,

WHAT3WORDS

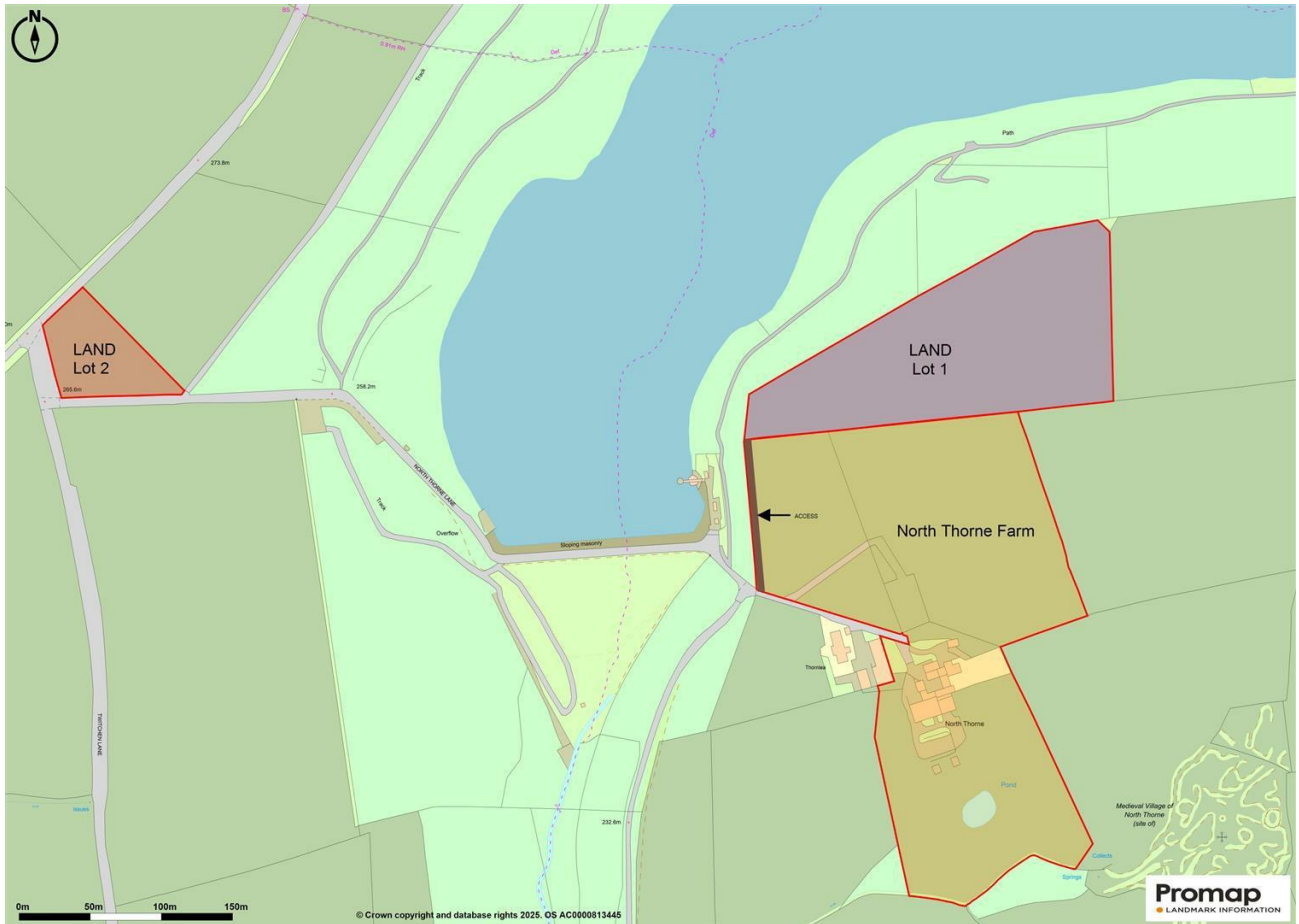
LOT 1: tempting.sympathy.constants

LOT 2: toads.turntable.lables

DISCLAIMER

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





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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.