KIVELLS

Land at Landkey

Barnstaple, EX32 0NL



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- Approximately **11.39 acres** on the southern edge of the village.
- Main road frontage and good access.
- Level and sloping pasture with a small area of woodland.
- Lovely far reaching views.
- Development potential subject to gaining the necessary consents.
- Mains services nearby.
- For sale by Private Treaty.

Guide price £150,000



Location

The land can be found on the southern edge of the village of Landkey, which is nestled amidst the rolling countryside of North Devon.

This attractive and thriving village is situated just three miles from the regional centre of Barnstaple, offering the perfect balance of rural charm and everyday convenience and remains within easy reach of North Devon's magnificent coastline, Exmoor National Park and a wide range of local amenities.

The nearby market town of Barnstaple provides comprehensive shopping, educational, leisure and transport facilities, while the renowned beaches of the North Devon coast, including Croyde, Saunton and Woolacombe, are all within comfortable driving distance.

Description

A rare opportunity to acquire approximately **11.39 acres (4.61 hectares)** of predominantly south facing level and sloping pasture land, with a smalla area of woodland situated to the south east of the village. The land has main road frontage along its northern boundary, which provides excellent access, together with stunning far-reaching views across surrounding countryside.

The land is contained in a single enclosure and is bounded by natural hedge banks, creating attractive and well-defined field boundaries.

The land is considered suitable for a variety of agricultural, equestrian and amenity uses, subject to any necessary consents. Longer term there maybe some hope value, given the village fringe setting, the convenient access, and the provision of nearby mains services including water, sewerage, electricity and gas.

Additional Information

Uplift Clause - The property will be sold subject to an uplift clause whereby the current Vendor or their successors will receive 30% of any increase in value upon the grant of planning permission for any new residential, development over 25 years, from when the property is sold.

Services - Mains water or private water supply (bore hole, spring). Mains electricity maybe close by and prospective purchasers must make thier own enquiries as to connection and cost of same.

Tenure - Freehold with vacant possession on completion.

Local Authority - North Devon Council, Barnstaple.

Land Plans - The plans included in this brochure are not to scale and for identification purposes only.

Boundaries - Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Photographs - Taken October 2026.





Viewing

Intending purchasers may inspect the property at a time of their choosing bearing a copy of these details. Please ensure that in making your inspection you do so with due care, taking responsibility for your actions. In particular please do not climb gates but open same and leave them shut where found shut and wear suitable footwear.

For further information, please call us on **01409 259547** or email **farms@kivells.com**

Directions

Postcode = EX32 0NL
What3words = ///vines.undercuts.wordplay

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Land East of Brocksham ~ Land Plan

Not to scale and for identification purposes only.

Land App



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50 m
Scale 1:2500 (at A4)

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