



Little Coomas Farm and Land , Georgeham, Branton, Devon
EX33 1JZ

A development opportunity on the edge of
Georgeham with 23.31 acres of land

Croyde 1.8 miles - Branton 2.5 miles - Barnstaple 7.5 miles

• Outline PP for a Self Build Dwelling • 23.31 Acres of Grass Land • Existing
Farm Building • Stunning Sea Views from the Land • Near to the North Devon
Coast • FREEHOLD

Guide Price £575,000

01271 322833 | barnstaple@stags.co.uk

SITUATION

The property is situated on the edge of the village of Georgeham in North Devon, surrounded by open countryside and within an Area of Outstanding Natural Beauty (AONB) near to the sandy beaches at Croyde, Putsborough and Woolacombe.

Georgeham is a pretty village with two pubs and a village shop and the larger village of Branton is about 2.5 miles away and has an excellent range of shops, pubs, restaurants, schools and sports clubs. Barnstaple town centre is within 7.5 miles.

DESCRIPTION

The property provides a unique opportunity to purchase a site with outline planning consent for a self build dwelling together with a farm building and 23.31 acres (9.43 hectares) of land within two separate sites, either side of Georgeham and within half a mile of each other.

THE FARM

This site is accessed from Kennel Lane to the south-east of Georgeham and totals 0.99 acres (0.403 hectares). It includes a plot with outline planning consent for a self build dwelling, a modern farm building (13.61m x 9.12m) and a level grass paddock.

THE LAND

The larger area of land totals 22.31 acres (9.03 hectares) and comprises seven grass fields which have been used for mowing and grazing. From most of the fields there are stunning views towards

the coast at Croyde Bay and Putsborough with Lundy Island visible on a clear day. The land has a mixed topography and includes level, gently sloping and sloping areas.

The land lies at about 80 to 100 metres above sea level with the soils described as being freely draining slightly acid loamy soils. The land is classified as grade 3.

SERVICES

There are no services connected to the farm. Mains water is connected to the 22 acres of land.

ACCESS

Access to the farm is via Kennel Lane. Access to the 22 acres of land is directly from the public highway.

TENURE & TIMESCALES

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

The seller is actively seeking land to purchase and would prefer to tie in completion of the sale of this property with their onward purchase.

METHOD OF SALE

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

DESIGNATIONS

Both plots are within an Area of Outstanding Natural Beauty (AONB). The land is not within a Nitrate Vulnerable Zone (NVZ).



PLANNING

Planning consent was approved by North Devon District Council with conditions on the 21st January 2026 (Reference: 80636) for a self-build dwelling (with appearance, layout, landscaping and scale reserved). Approval of reserved matters must be within three years of the decision date.

Planning consent for the farm building and subsequent extension was approved under references: 76257 and 78671.

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 property.

SPORTING & MINERAL RIGHTS

The sporting rights insofar as they are owned are included with the freehold. The mines and minerals are excepted.

VIEWING

Viewings are strictly by prior appointment. Please contact Stags: Tel: 01271 322833 or email: farms@stags.co.uk

DIRECTIONS

From the Village Store & Post Office in the centre of Georgeham, proceed towards Darracott on Newberry Road for 0.25 miles and just before the road turns to the right, turn left onto an unsigned

lane. Continue to the end of the lane where the farm will be found straight ahead.

For the land, from the centre of Georgeham proceed towards Croyde on Chapel Street which turns into Frog Street Hill, and the land will be found on the left after 0.25 miles.

WHAT3WORDS

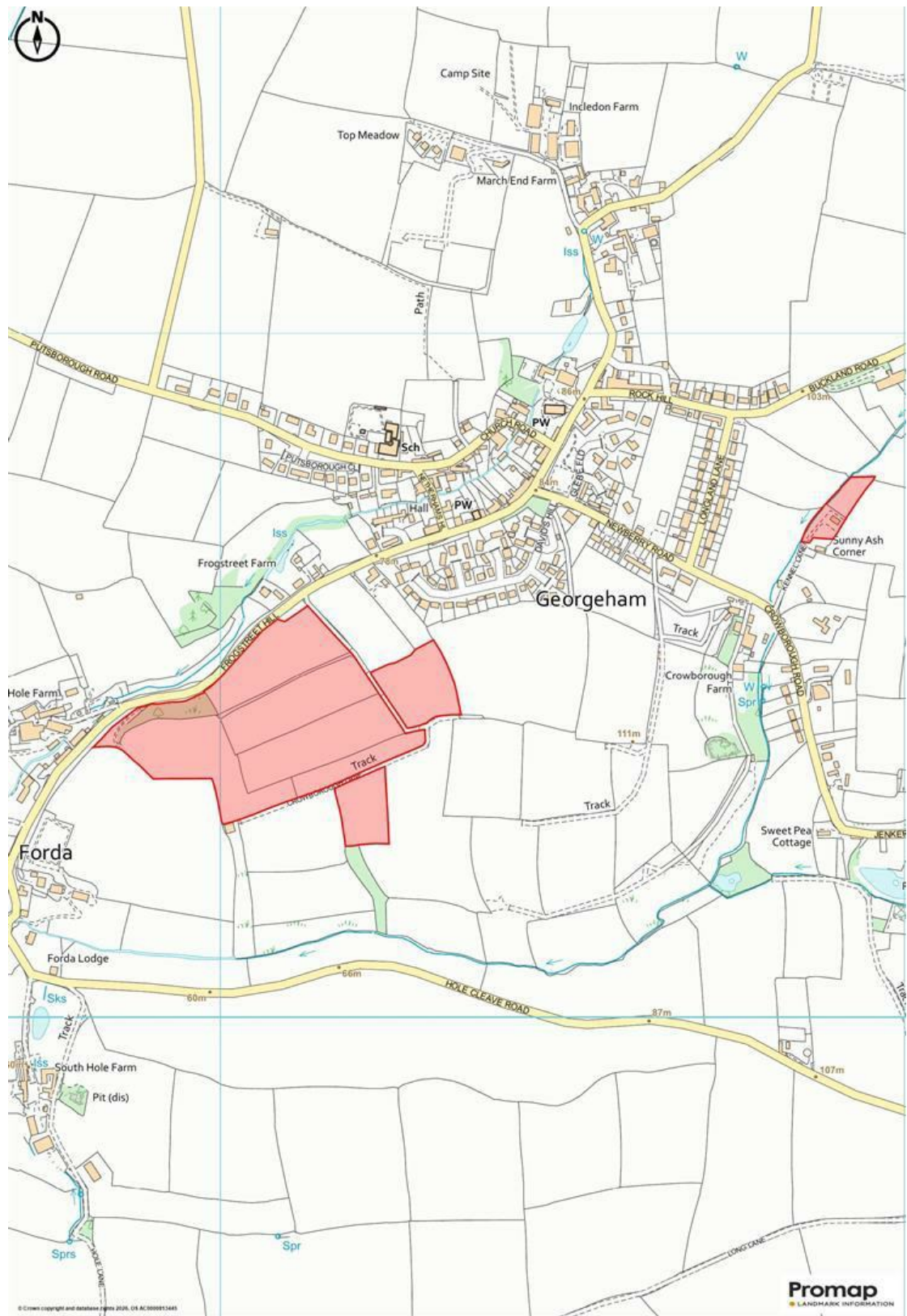
Farm: reporters.claps.buzzards

Land: degree.bulb.crumbles

DISCLAIMER

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.





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