



Land part Bickleton Farm , Bickleton, Barnstaple, Devon EX31 3GG

Productive grass land with stunning views over the River Taw estuary towards Crow Point and Saunton

Fremington 1.5 miles - Instow 2 miles - Barnstaple 4.5 miles

• Productive Farm Land • Approximately 30.28 acres (12.25 hectares) • Views over the River Taw Estuary • Access via a Stone Track • Suitable for Arable / Pasture • Drainage Pond • For Sale by Private Treaty • FREEHOLD

Guide Price £360,000

01271 322833 | barnstaple@stags.co.uk

SITUATION

The land lies in an accessible location, just above the hamlet of Bickleton in North Devon, 1.5 miles south of Fremington and two miles to the east of Instow. Barnstaple town centre is 4.5 miles to the east and access to the A39 at Roundswell is within 4.2 miles. The port town of Bideford lies 5 miles to the south-west of the land.

DESCRIPTION

The land comprises a ring-fenced block of productive grass land which has previously been used for growing cereal crops including winter barley (with a yield of 3.5t per acre). In total the land extends to approximately 30.28 acres (12.25 hectares) within four enclosures and there are stunning views over the River Taw estuary towards Crow Point and Saunton.

Access to the land is via a stone track and whilst there are no services connected there is a drainage pond. The land is classified as Grade 3 and lies at between 70m and 90m above sea level with the soils described as freely draining acid loamy soils.

ACCESS

Access to the land is via a stone track which provides access from the public highway to a gate in the south-eastern corner of the land. This access track has been used by the seller for the whole time they have owned the land.

SERVICES

There are no services connected to the land. There is a natural drainage pond.

METHOD OF SALE

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

TENURE

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

The land has been let on a grazing licence which ends on the 1st December 2026.

DESIGNATIONS & LAND MANAGEMENT

The land is currently entered into a Countryside Stewardship agreement which ends on 31st December 2026 and a Sustainable Farming Incentive scheme which ends on the 31st January 2027.

There will be an obligation in the sale contract for the purchaser to manage the land in accordance with these schemes until they end.

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

RESTRICTION

There will be a restriction in the sale contract for the purchaser (and any future owner) not to spread slurry or any chemical which may harm or contaminate a natural potable water supply in the southernmost field in order to protect a nearby private water supply.

LOCAL AUTHORITY

North Devon District Council.



SPORTING & 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 is a public footpath passing through the land.

BOUNDARY PLAN

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: farms@stags.co.uk

DIRECTIONS

From the Roundswell roundabout on the A39 to the south of Barnstaple, proceed north towards Bickington and Fremington and continue straight across at the first roundabout and turn left at the second roundabout signed towards Holmacott and Eastleigh.

Follow this road, onto The Old Bideford Road and continue for 1.7 miles. Upon reaching Lovacott Cross turn right to Fremington. Continue for 0.3 miles and at Lydacott Cross, turn left towards Bickleton. Continue on this road for 0.8 miles and the access to the

land will be on the right, up the stone track (marked with a public footpath sign).

For viewings please approach the land on foot.

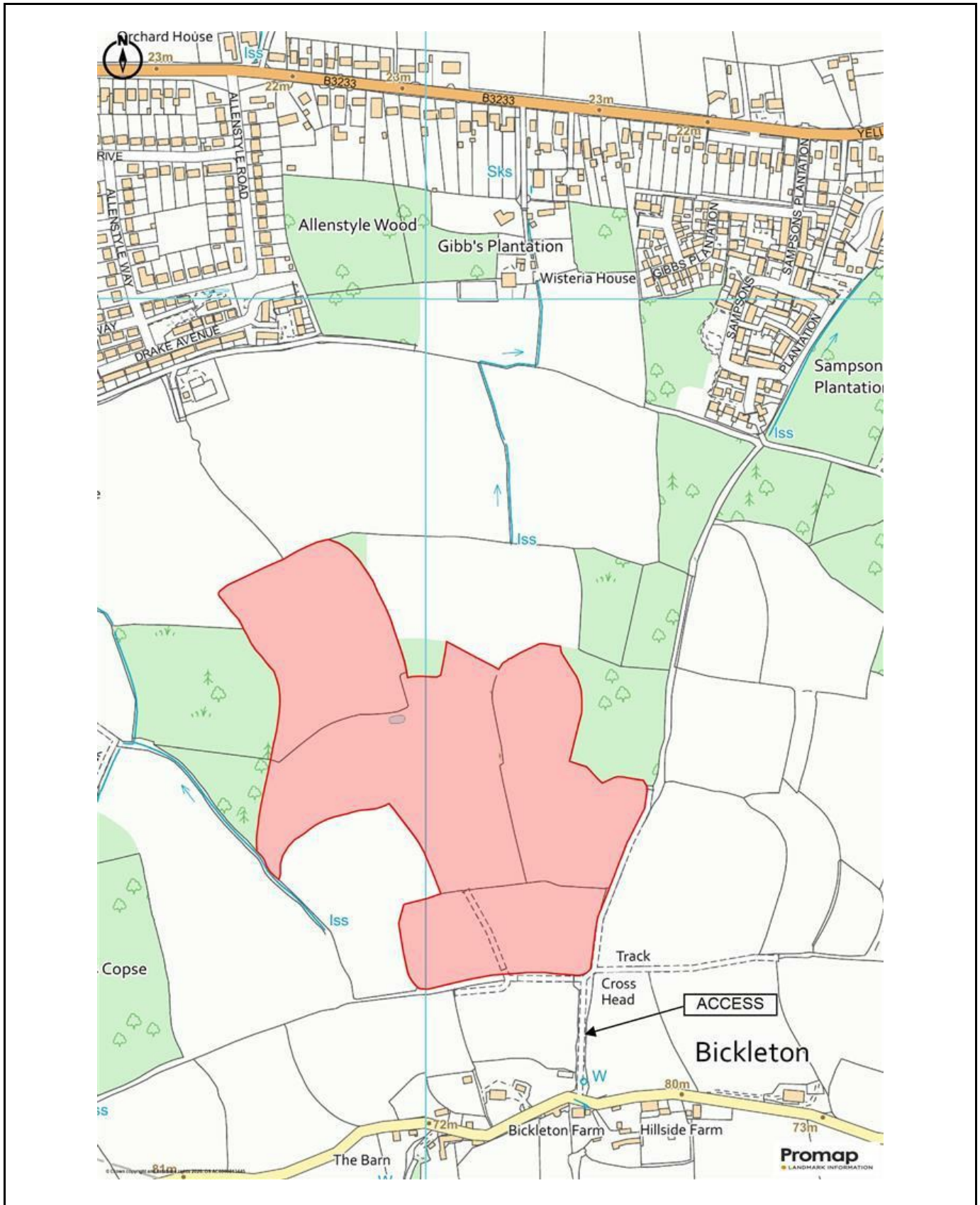
WHAT3WORDS

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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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