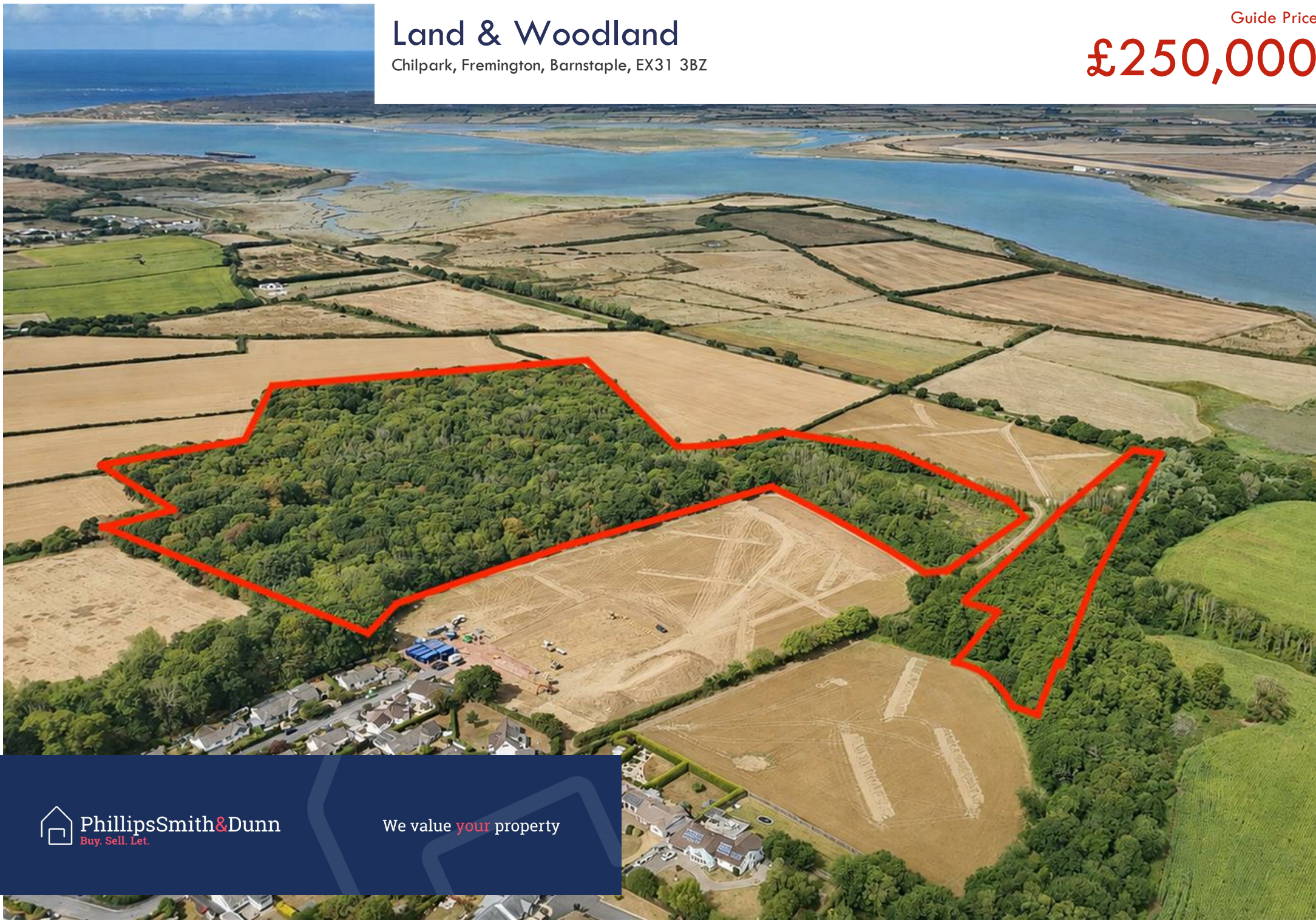


Land & Woodland

Chilpark, Fremington, Barnstaple, EX31 3BZ

Guide Price

£250,000



 **PhillipsSmith&Dunn**
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Attractive Run Of Amenity Land & Woodland, Available As A Whole Or Lots.

Land & Woodland Chilpark, Fremington, Barnstaple, EX31 3BZ



An increasingly rare opportunity to acquire nearly 30 acres of amenity land and established woodland in a prominent and accessible location on the outskirts of Fremington.

The land is available as a whole, in separate lots or in a combination of lots, subject to negotiation.

We understand that the land is designated as Priority Habitat, and prospective purchasers should make their own enquiries regarding the precise designation and any restrictions affecting its use. Given the priority habitat status, residential or other development is considered highly unlikely, and the land is being offered principally for its amenity, recreational, woodland and conservation value.

There are currently no services connected to the land, although we understand mains services are available within the surrounding area.

All acreages, measurements and boundaries quoted are approximate and should be verified by prospective purchasers.

Extending in total to approximately 29.66 acres (12.00 hectares), the land comprises a varied mixture of mature woodland, more open amenity land, natural habitat and pasture, with attractive paths and tracks running through parts of the holding and glimpses towards the Taw Estuary.

The land is available as a whole, in four individual lots, or in a combination of lots, providing considerable flexibility for purchasers seeking woodland, amenity land or a private countryside retreat.

Available Lots

Lot 1 – Approximately 10.37 Acres (4.20 Hectares)
Guide Price: £75,000

Comprising approximately half of the principal woodland, Lot 1 extends to around 10.37 acres of established, natural woodland. Relatively dense, it provides an excellent habitat for deer, badgers, foxes and birdlife, with mature trees and good woodland stock. A pretty pathway winds through the trees, making this an attractive opportunity for private woodland, conservation or recreational use.

Lot 2 – Approximately 10.38 Acres (4.20 Hectares)
Guide Price: £75,000

Comprising the remaining section of the principal woodland, extending to approximately 10.38 acres. A haven for wildlife, the land features mature trees, established woodland stock and a pathway running through. Predominantly dense woodland, it adjoins Lot 3, offering the opportunity to acquire both parcels together.

Lot 3 – Approximately 4.54 Acres (1.84 Hectares)
Guide Price: £50,000

An attractive parcel of more open amenity land interspersed with woodland, mature trees and established vegetation. The land enjoys pretty views towards the Taw Estuary and includes a natural pond. Access is via a bridleway, which we understand can accommodate occasional access by a suitable 4x4 vehicle.

Lot 4 – Approximately 4.37 Acres (1.77 Hectares)
Guide Price: £50,000

An attractive parcel comprising a mixture of woodland and more open pasture/amenity land. Accessed via the bridleway, the land offers an appealing combination of open space and established woodland, ideal for amenity, recreational or conservation use.



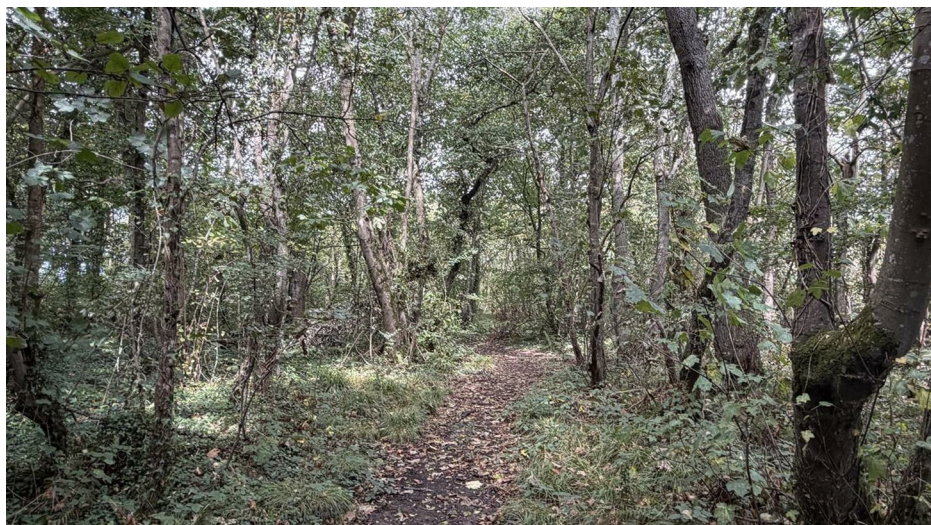


Fremington is a highly popular North Devon village positioned close to the Taw Estuary, approximately three miles from Barnstaple. The village offers a good range of everyday amenities including shops, schooling, medical facilities, public houses and the popular Fremington Quay, which sits alongside the Tarka Trail and provides an attractive traffic-free route towards Barnstaple, Instow and Bideford.

The nearby regional centre of Barnstaple provides a comprehensive range of shopping, leisure and commercial facilities together with rail connections via the Tarka Line. The popular coastal villages of Instow and Appledore, the sandy beach at Westward Ho!, and the wider North Devon coastline are all within convenient driving distance, making Fremington an excellent position from which to enjoy both the countryside and coast.

DIRECTIONS

For directions use postcode EX31 3BZ or what 3 words
[///suave.tile.pampering](https://suave.tile.pampering)



VIEWING

Strictly by appointment only
through Phillips Smith & Dunn,
Barnstaple branch on 01271
327878 or for our of usual
office hours Edward on
07772363674



