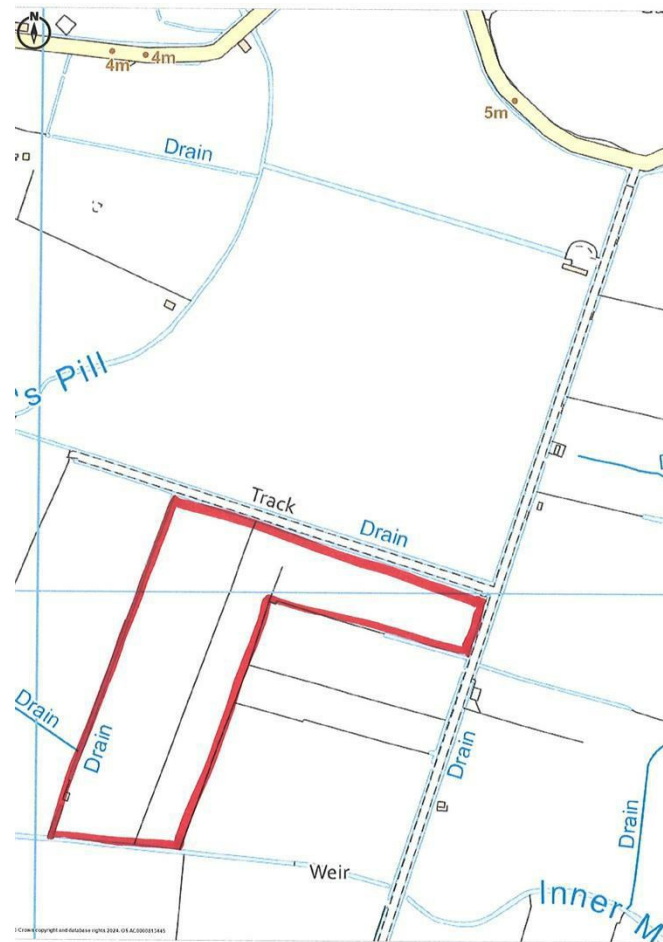




## Directions

From the square in Braunton take the road east for a half mile taking the 2nd exit at the first roundabout to Velator. At the next roundabout take the 2nd exit passing the Quay Café to the right hand side of the road. Travel for a mile passing a thatched round linhay to the left. After another 200 yards or so take the left turning into a cattle loading pen which forms the entrance down to this and other land. There are drainage gutters to both sides. Drive a couple of 100 yards and at the first junction turn right and the gate is then to the immediate left on the south west corner. Using what3words free app for mobile phones entre the 3 words ///prouder.tonsils.fries

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## 9.459 Acres Summer Grazing

Land at Gallowell, Braunton Marshes, Braunton, EX33 2NX

Offers In The Region Of

**£75,000**

- Grassy Summer Grazing Land
- Noted Braunton Marshes
- Natural Water Supply/dykes
- Old Stone Field Linhay/dilapidated
- No BPS/RPA schemes in place
- About 9.459 Acres



## Overview

This block of first class summer grazing land is set on the noted grassy Braunton Marshes an AONB and in the North Devon UNESCO Biosphere and set between the popular village of Braunton and the dune system at the back of Saunton Sands, over 3,000 acres of dunes with a great diversity of flowers and wildlife.

The fields for sale are level and although they appear to have been 3 separate fields, at some stage, they now run together as one with a stone bridge access over the dyke. There is a dilapidated stone field linhay on the corner between the first 2 fields. There is a large shared use stock loading pen for lorries at the end of Gallowell Road.

Stock get ad lib water from the drainage dykes on the boundaries which are continually refreshed from the River Caen at Velator through a controlled sluice gate.

The land is sold subject to an annual payment being made to the Braunton Drainage board as a contribution to the maintenance of the dykes, currently £?? per annum

## Services

There are none on site

## Council Tax

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Barnstaple  
branch on

01271 327878 Out of hours  
Michael Challacombe 07970  
445204