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PHILLIPS SMITH & DUNN







Prospective Development Land

Land Off Yelland Road, Fremington, Barnstaple, EX31 3BX

Offers invited excess of

£30,000

- 3 Plots Adjoining Each Other
- Freehold
- Popular Residential Location
- Viewings By Appointment Only
- Investment Opportunity

Bideford 01237 879797 • Barnstaple 01271 327878 • Braunton 01271 814114

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About The Land...

An opportunity to acquire three adjoining parcels of potential development land in Yelland, within a mile of the popular coastal village of Instow and close to the North Devon coastline. The plots offer an opportunity for purchasers seeking a longer-term land investment in an attractive location between Bideford and Barnstaple.

Three adjoining parcels of potential development land, situated within a mile of the popular coastal village of Instow.

The parcels occupy a favourable position close to the road and the entrance to the wider site. Their adjoining arrangement may appeal to buyers wishing to acquire a larger combined plot. Depending on the nature and positioning of any future development, there may be scope to enjoy views across neighbouring plots, subject to the necessary planning permissions and consents.

The wider field was previously divided into individual plots and sold to investors on the speculative basis that residential development might become possible in the future. The three parcels currently comprise undeveloped grassland, with no services connected to the site.

Purchasers should make their own enquiries regarding planning prospects, access rights and the availability and cost of service connections.

Yelland enjoys an attractive setting close to the Taw and Torridge Estuary, combining the appeal of North Devon's coast and countryside with convenient access to nearby villages and towns. The Tarka Trail passes through the area, offering scenic walking and cycling routes towards Instow, Fremington Quay, Bideford and Barnstaple - a wonderful way to explore the surrounding landscape. northdevonbiosphere.org.uk

Nearby Instow is one of the area's most sought-after coastal villages, renowned for its sandy beach, attractive waterfront and views across the estuary to Appledore. Its welcoming pubs, restaurants and cafés provide an inviting setting for everything from a morning coffee to a leisurely waterside meal, while the beach and surrounding trails offer plenty of opportunity to enjoy the outdoors. Visit Devon

The historic port town of Bideford offers a characterful quayside, independent shops and a traditional Pannier Market, bringing together everyday convenience and a strong sense of local identity. Barnstaple, North Devon's principal town, provides a broader range of shopping and services, complemented by its historic town centre and well-known Pannier Market. Together, the two towns place an extensive choice of amenities within reach of Yelland. Visit Devon

For travel further afield, the A39 provides connections across North Devon and towards Cornwall, while the A361 North Devon Link Road connects with the M5 at Junction 27. Barnstaple railway station offers services along the scenic Tarka Line to Exeter St Davids, where onward connections serve London and the wider national rail network







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