



Directions

From Barnstaple, leave the town through the Sticklepath roundabout and take the A3125. After about a mile, take the second exit of the roundabout at the Cedars on to the B3233, as though to Bickington, Fremington, Instow and Bideford. Follow the road until you arrive at Fremington. From Fremington, at the traffic lights next to the shops, as you crest the hill, continue on towards Instow for just over a half mile, where you will pass into the 40 mile speed limit. From here, carry on for a further quarter mile towards the end of what is the Yelland Strait, where to the right, immediately opposite the Yelland sign, turn into a short narrow lane, which leads down to the property. Using what3words FREE APP FOR MOBILE PHONES enter the 3 words ///cheerily.beaker.report

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Building Plot, Sheds, 7 Acres

Millers Moor Building Plot, Yelland Road, Fremington, EX31 3DU

Offers In The Region Of

£375,000

- Approved Individual Building Plot
- Outline Planning for A Dwelling
- Former Market Garden
- Private Setting
- Overlooks River Taw valley
- Far Reaching Views
- Adjoining Pasture Land
- Over 7 Acres
- Potential Smallholding



Overview

The village of Fremington is an exceptionally popular village set midway between Barnstaple and Bideford and offers excellent local amenities including both a Boots and Coop outlet, Post Office, Parish Church, Medical Centre, local popular pubs, Fish and Chip restaurant, Chinese restaurant/takeaway and a regular bus service. Nearby is Fremington Quay, popular with artists and photographers alike, which fronts the River Taw with its popular busy café, with outside seating area and access to the Tarka Trail a largely traffic free level cycle/walking trail that runs around the River Taw Estuary from Fremington Quay through to Instow and Bideford to the west and Barnstaple to the east.

Barnstaple town centre is within easy driving distance and offers an excellent range of amenities, shops, banks and leisure facilities. The improved North Devon Link Road is also convenient, and a bus service operates between Barnstaple and Bideford. A sprinter train service links Barnstaple with Exeter St. David’s and Exeter Central.

NOTE - The site was a former market garden and there are many items that may not be removed before completion and left for a buyer to clear.

Outside

Nicely set, overlooking the River Taw the surrounding farmland and over the river to the panoramic view to Braunton Burrows and the sand dunes behind Saunton Beach to Saunton Downs on the hill behind the Hotel and back, running eastwards through Ashford, Barnstaple and beyond.

The building plot itself is privately set between mature hedge banks overlooking its own land and with planning consent granted in outline for what was initially applied for as a two-bedroom bungalow under application number 81550 on the 12th May 2026

The opportunity is there for potential negotiation with the local planning authority to make the approved dwelling larger on what was originally a market garden site with a sloping pasture field with a small stream on the western boundary forming most of the land beyond and in all over 7 acres.

Services

Main water, electric and private drainage on site. Gas in road.

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

