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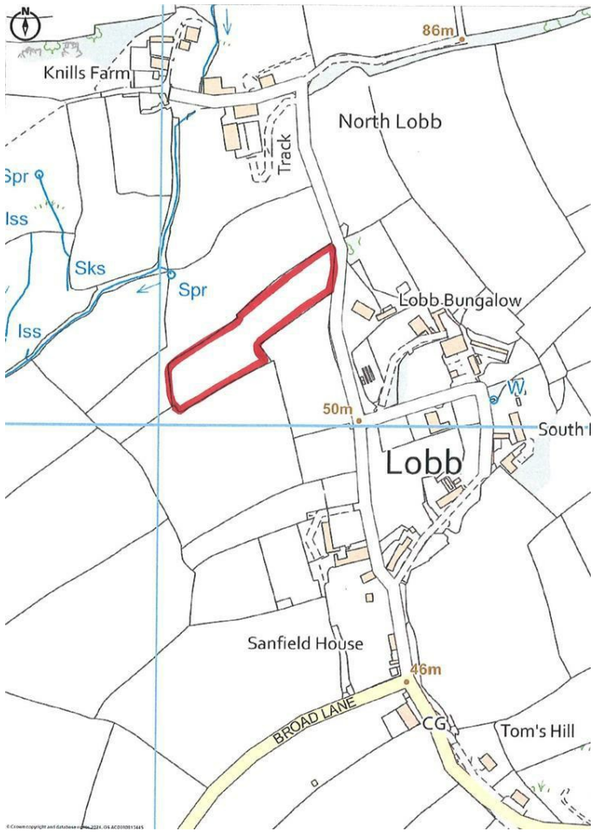



Directions

Approaching Braunton on the A361 as from Barnstaple at the lights in the village centre take the left turn on to the B3231 as to Saunton. After about a mile carefully turn right signed Lobb, opposite the left turn to Braunton Burrows. Proceed to the first junction. Turn left and on to the next minor junction where on initial inspection please park carefully so as not to block access. Walk about 100 yards towards North Lobb/Knills and the gate is the first opening to the left with the view. Using what3words free app for mobile phones enter the 3 words //wordplay.spellings.baked

Looking to sell? Request a free sales valuation for your property.
Call 01271 327878
or email barnstaple@phillipsland.com

2 Acre Paddock, Sea Views

Land at Tunneytown, Lobb, Braunton, EX33 1JF

Offers In Excess Of
£60,000

- Far Reaching Coastal Views
- Part subject to Rushes
- Overage Clause
- Farmland and Coast
- No BPS/RPA schemes
- Grassy Field
- About 1.979 Acres

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Barnstaple 01271 327878 • Braunton 01271 814114
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On the North Devon coast. Surrounded by fields, with a high degree of privacy and exceptional coastal views. A gently sloping field of 1.979 Acres.

An outstanding quiet location slightly elevated overlooking farmland towards the UNESCO area at Braunton Burrows/Saunton Golf Course with part of Bideford Bay and the dramatic coastline, around Clovelly and Hartland in the far distance.

Just over two miles inland from the magnificent beach and backdrop of the Braunton Burrows and Saunton Sands. A little further along the coast is the pretty coastal village of Croyde again with its sandy beach and further beyond Putsborough, renowned for its surfing and Woolacombe all offering further expanses of beach and associated facilities, surfing, fishing, coastal orienteering and hang gliding.

To the east about 2 miles is Braunton, reputed to be the largest village in England with its wide variety of popular restaurants and inns, health centre, bowling club and tennis court with Barnstaple, the ancient borough and administrative centre for North Devon being a further 5 miles to the east, offering live theatre, leisure centre, indoor tennis centre and direct access on to the much improved A361 North Devon Link road connecting North Devon through to junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station.

Locally at Braunton there is access on to the Tarka Trail for those who enjoy walking and cycling, running along the banks of the River Taw and Torridge with various cafes to stop at and enjoy.

Some 18 miles to the north east is the dramatic, heather clad moorlands of Exmoor offering horse riding and dramatic scenery for walking as is the South West Coastal Path with nearest access point at Saunton.

OVERAGE CLAUSE - The field will be sold subject to an overage clause. This will be in place for a period of years and in the event that a buyer gets planning consent on the land then the seller is to be paid a % of the increase in value from the current sale price to the agreed value of the land with planning consent approved to be agreed between 2 separate valuers, one for each party



Services

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

