



Land on Slew Hill , Berrynarbor, Ilfracombe, Devon EX34 9RW

An attractively situated grass paddock with stunning views over the Sterridge Valley towards the Exmoor National Park

Berrynarbor 2.1 miles - Ilfracombe 3 miles - Woolacombe 7 miles

• Stunning Views over the Sterridge Valley • 1.99 Acres (0.80 Hectares) • Grass Paddock and Small Animal Enclosure • Access via a Right of Way • No Footpaths • For Sale by Private Treaty • FREEHOLD

Guide Price £45,000

01271 322833 | barnstaple@stags.co.uk

SITUATION

The land lies within the North Devon Coast Area of Outstanding Natural Beauty (AONB) in unspoilt surroundings approximately 2.1 miles to the south-west of the village of Berrynarbor.

The coastal town of Ilfracombe is 3 miles to the north-west and Woolacombe, with its sandy beach, is 7 miles to the west. The larger town of Barnstaple lies 10 miles to the south.

DESCRIPTION

The land totals approximately 1.99 acres (0.80 hectares) and comprises a gently sloping and sloping grass paddock with stunning views stretching over the Sterridge Valley towards the Exmoor National Park in the distance.

The land has been used by the current owners as a space for recreation growing their own produce. There is a recently fenced enclosure for growing with large vegetable beds and approximately 78 square metres of dug earth with covers over. There is also a shed for storage.

There are two water storage tanks (2,000 litres total) that are available with the land and the spring on the adjoining land runs into the bath tub in the corner of the field. We understand this spring usually runs all winter and only stops periodically in the spring and summer when there is little or no rain.

The boundaries are mature hedgerows on the southern and eastern boundary and a stock-proof fence on the northern boundary.

ACCESS

There is access between the land and the public highway via an unrestricted right of way. This access route must be kept clear at all times.

SERVICES

There are no services connected to the land. A spring rises on adjoining land and flows within the south-eastern boundary of the land but the seller cannot provide any guarantee on how reliable this water source is.

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession will be available from the completion date.

METHOD OF SALE

The land is offered for sale by private treaty, as one lot. Best and final offers are to be received no later than 12:00 midday on Tuesday 31st March 2026.

LOCAL AUTHORITY

North Devon District Council.

DESIGNATIONS

The land is within an Area of Outstanding Natural Beauty (AONB).

RESTRICTIONS

The land must not be used for beekeeping or for riding motorbikes.



SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

There are no public rights of way passing through the land.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewings are strictly by appointment only. Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS

From the Lynton Cross roundabout at the junction between the A3123 and the B3230 proceed towards Ilfracombe on the B3230. After 0.5 miles at Iron Letters Cross turn right signed towards Keypitts.

Continue on this road for approximately 1.1 miles and the entrance gate into the land will be found on the right (after passing the entrance to Higher Trayne).

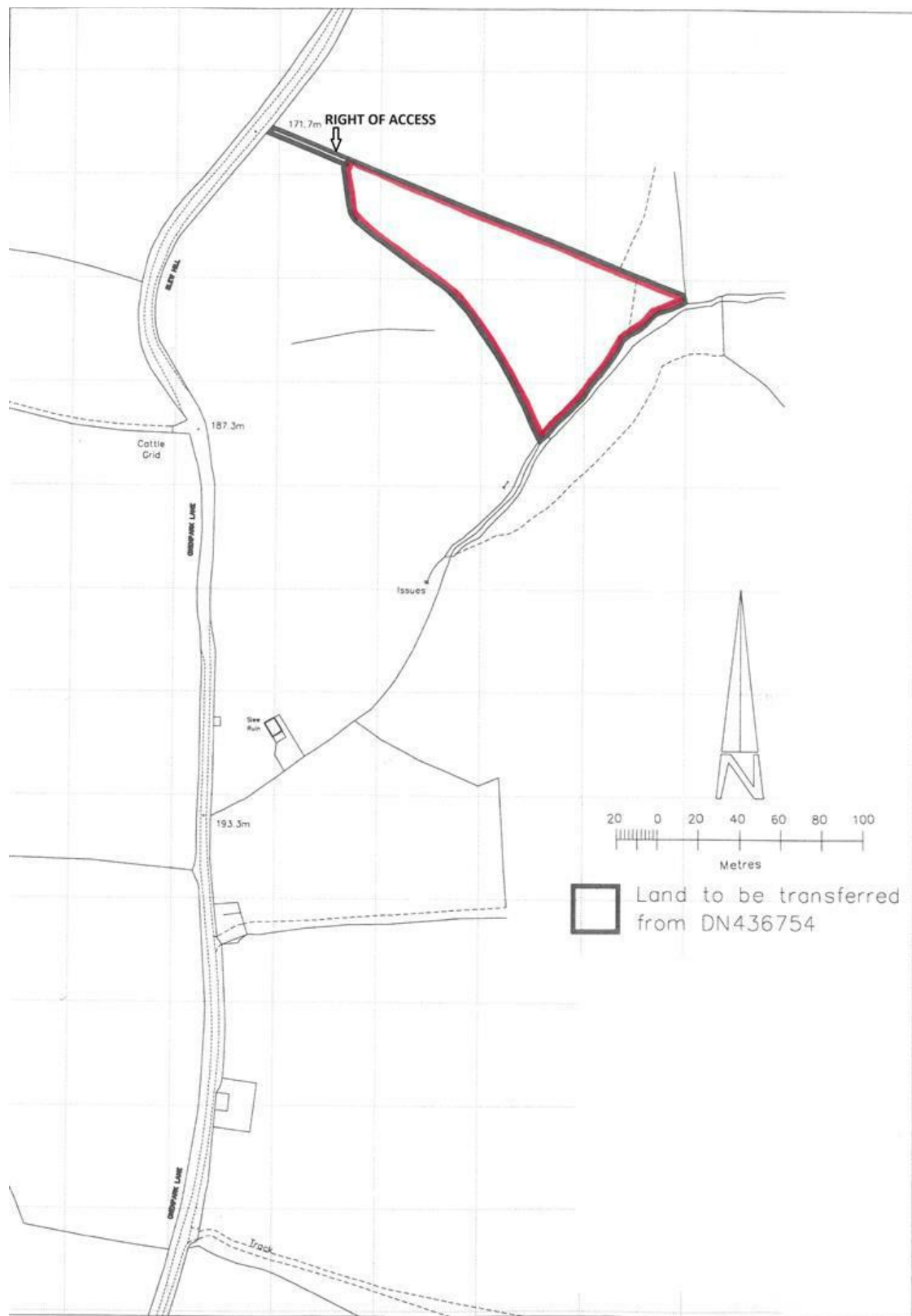
WHAT3WORDS

Reference /// beefed.widget.publisher

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.