

STAGS

Higher Lydacott Farm (LOT 4) , Lydacott, Barnstaple, Devon EX31 3QG

A gently sloping paddock with direct road access

Fremington 1 mile - Barnstaple Town Centre 3.6 miles - Instow 4 miles

• Gently Sloping Farm Land • 3.08 Acres • Direct Road Access • Near to Barnstaple and the A39 • Additional Land Available • FREEHOLD

Guide Price £35,000

01392 680059 | farms@stags.co.uk

SITUATION

The land forms part of Higher Lydacott Farm which is situated in a very appealing location, surrounded by rolling countryside with views from the farm over the River Taw estuary, yet only a short distance from Barnstaple and the A39.

The village of Fremington is one mile to the north of the farm and the nearby Fremington Quay (2.4 miles) is on the banks of the River Taw and provides direct access to the Tarka Trail between Barnstaple and Instow.

The coastal village of Instow with its renowned sandy beach is approximately 4 miles to the west of the farm whilst the historic port town of Bideford is within 5.5 miles.

The regional centre of Barnstaple (town centre 3.6 miles) provides all the area's main business, shopping and commercial facilities and also has rail services to Exeter along the scenic Tarka Line. There are also good transport links with the A39 at Roundswell (2.3 miles) which links to the A361 and the M5 motorway (Junction 27).

North Devon's surfing beaches of Saunton, Croyde, Putsborough and Woolacombe are on the opposite side of the River Taw estuary but within an easy driving distance of the farm.

DESCRIPTION

LOT 4 Higher Lydacott Farm: Paddock (3.08 acres / 1.25 hectares).

Lot 4 is a grass paddock which is gently sloping with a north-east facing aspect. This lot has direct access onto the public highway which forms the northern boundary.

The land lies at between 70 and 105 metres above sea level and is classified as grade 3 with the soils described as freely draining slightly acid loamy soils.

ADDITIONAL LOTS AVAILABLE

LOT 3: Barn for Conversion with 'Shed Fields' (8.26 acres / 3.35 hectares).
LOT 7: Land (3.74 acres / 1.52 hectares).

SERVICES

Mains water is connected. If sold separately to LOT 1 the purchasers of LOT 4 are to establish a new connection.

TENURE

The property is owned freehold and is registered on the Land Registry.

The land is currently let on a grazing licence (until the 31st March 2026).

LOCAL AUTHORITY

North Devon District Council.

DESIGNATIONS & LAND MANAGEMENT

The property is not within an Area of Outstanding Natural Beauty



(AONB) but is within a Nitrate Vulnerable Zone (NVZ).

There are no land management agreements in place.

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 footpaths passing through the farm.

There are underground electricity cables passing through some of the lots and no structures or buildings can be constructed over the route of these cables.

VIEWING

Strictly by prior appointment with Stags. Please call 01392 680059 to arrange an appointment or email: farms@stags.co.uk.

DIRECTIONS

From the Roundswell roundabout on the A39 to the south of Barnstaple, proceed north towards Bickington and Fremington and continue straight across at the first roundabout and turn left at the second roundabout signed towards Holmacott and Eastleigh.

Follow this road, onto The Old Bideford Road and continue for 1.6 miles and LOT 4 is on the left just before Lovacott Cross.

WHAT3WORDS

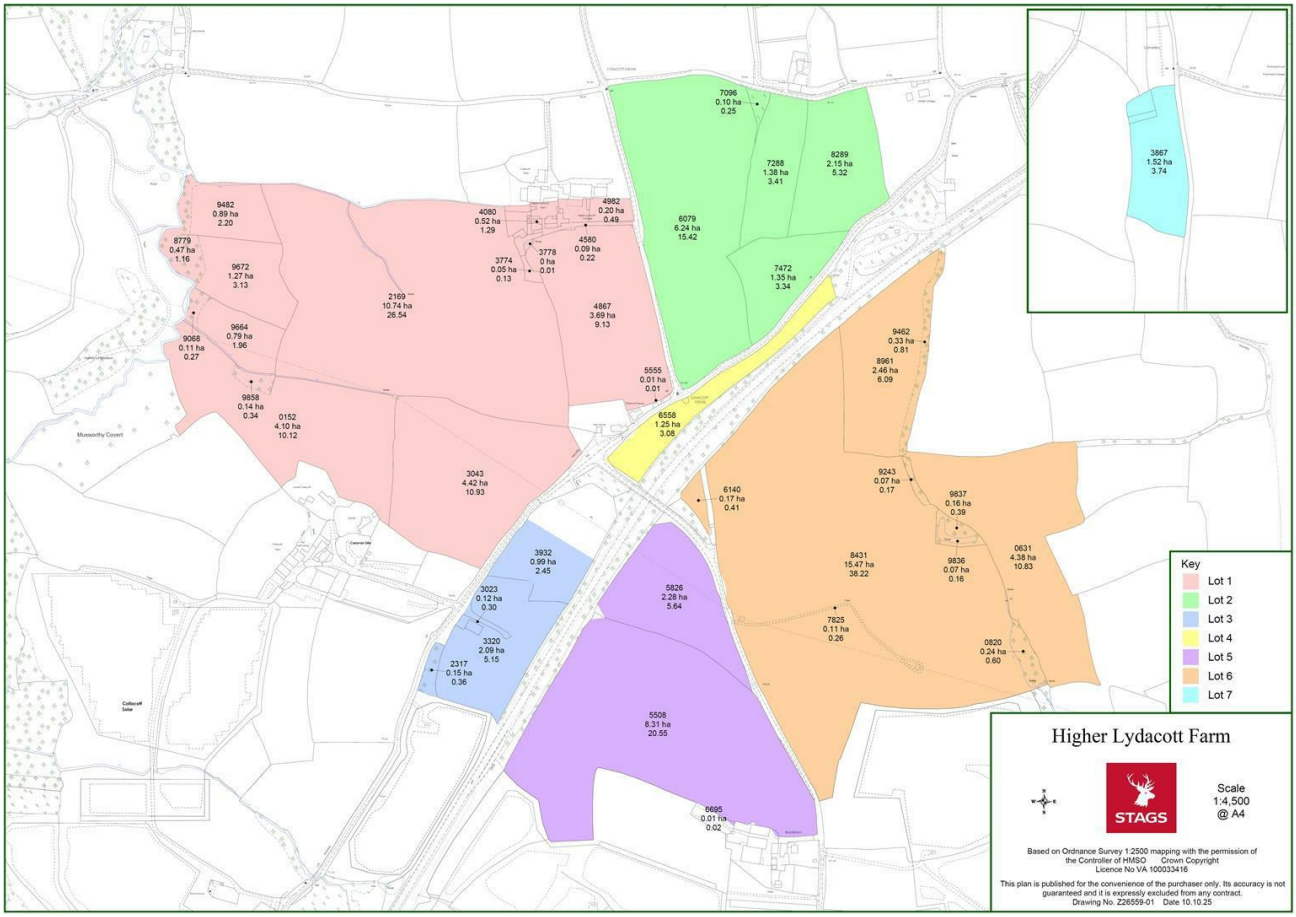
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DISCLAIMER

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.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.



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