



Land at Great Knightacott , Lydacott, Barnstaple, Devon
EX31 3QG

An attractive block of pasture land and woodland
within easy reach of Barnstaple and Bideford

Barnstaple Town Centre 4 miles - Bideford 6 miles

- Mixed Pasture & Woodland
- 26.25 Acres (10.62 Hectares)
- South-Facing
- Deciduous Wood
- Stream

Guide Price £220,000

01271 322833 | barnstaple@stags.co.uk

SITUATION

The land at Great Knightacott is located a short distance to the south of Fremington which lies on the River Taw estuary. The town of Barnstaple is approximately 4 miles to the north-east whilst Bideford and Instow, both situated on the River Torridge estuary, are approximately 6 miles to the west.

DESCRIPTION

The land comprises an attractive mixed block of pasture and woodland, extending in total to 26.25 acres (10.62 hectares).

The two pasture fields are level or very gently sloping with a south-facing aspect and have been used in recent years for grazing and making hay. These enclosures are fenced for sheep and run down to a stream on the southern boundary.

The woodland is known as Lake Covert and totals approximately 7.61 acres (3.08 hectares), including mostly deciduous trees with tracks throughout. There is

a felling licence in place for thinning the woodland and a stream flows along the eastern boundary.

SERVICES

No mains services are connected to the land. Natural water is available from a stream.

ACCESS

Access to the land is found at the end of Knightacott Lane.

METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

TENURE

The land is owned freehold and is available with vacant possession on completion.

BASIC PAYMENT SCHEME (BPS)

The farm land is registered for entitlements under the BPS. The current scheme year payment will be retained by the seller. The entitlements are available by separate negotiation.



DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ).

LOCAL AUTHORITY

North Devon District Council. Telephone: 01271 327711
(www.northdevon.gov.uk).

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 across the land.

LAND PLAN

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

VIEWING

Viewing is strictly by prior appointment only with Stags (01271 322833 / barnstaple@stags.co.uk).

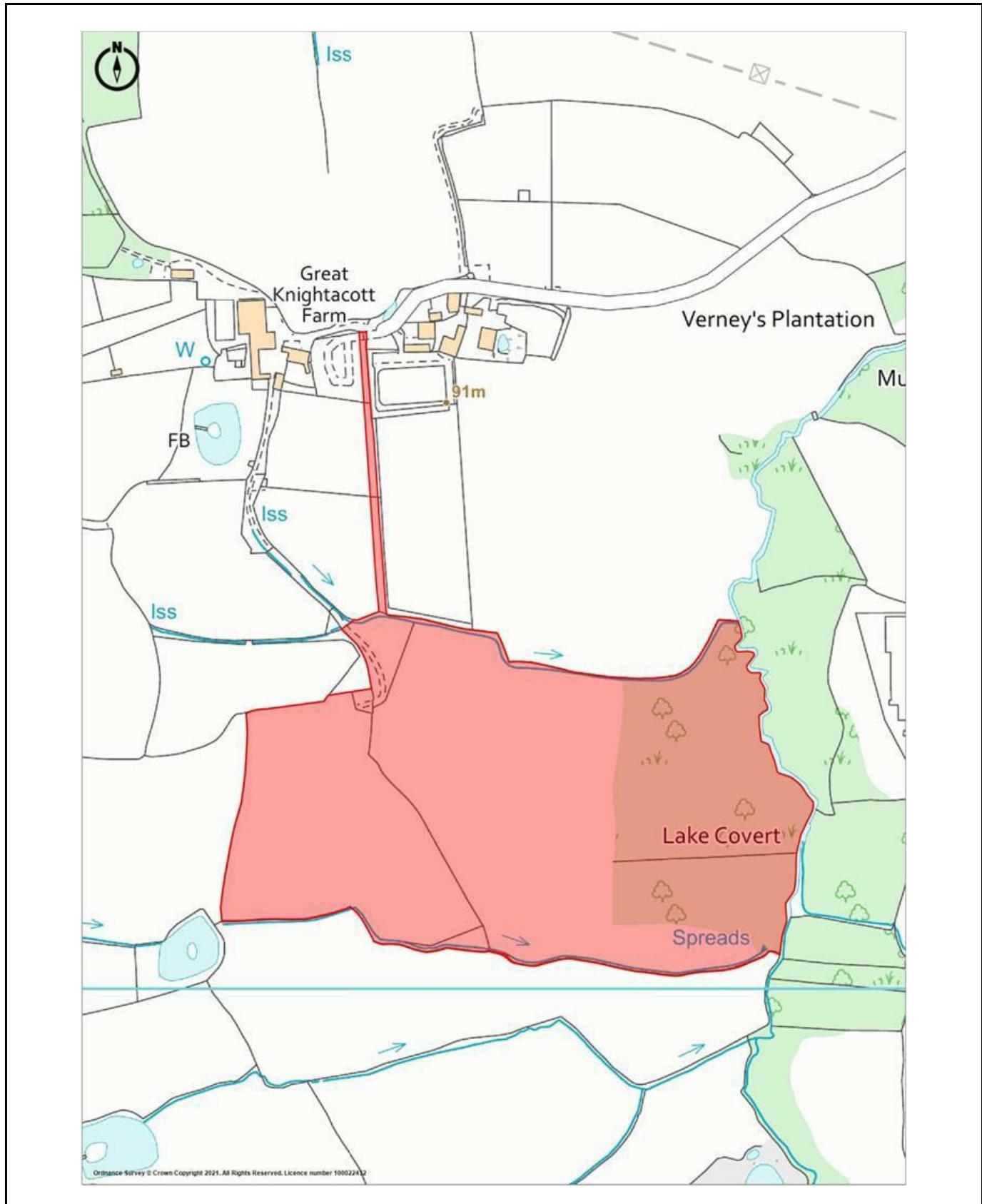
DIRECTIONS

From Barnstaple, take the road to Fremington and Instow. At the centre of Fremington village, shortly after the Han Court Chinese restaurant, turn left into old School Lane, signed towards Methodist church. Proceed for about 0.75 miles and bear right signed to Bickleton and Instow. Continue for half a mile, drop down into the valley and take the left hand turn into a no-through road signed Knightacott. Proceed along this lane and shortly after passing Little Knightacott, the entrance to the land will be found on the left.

DISCLAIMER

These particulars are a guide only and are not to be relied upon for any purpose.





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