



Land at Withywell Lane , Croyde, Devon EX33 1PX

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0.51 Acre / 0.20 Hectare field with stunning sea views over Croyde Bay

Croyde Beach and Village Centre 0.5 miles

- Farm Land with Sea Views
- 0.51 Acres / 0.20 Hectares
- Stunning Outlook over Croyde Bay
- Freehold

Guide Price £120,000

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## SITUATION AND AMENITIES

The land is situated on the southern edge of Croyde at the end of a quiet no through lane, adjoining open countryside and enjoying fine views over Croyde Bay. Croyde is within an Area of Outstanding Natural Beauty (AONB) and has become internationally renowned for its superb surfing beach which has hosted numerous top ranking surfing competitions and forms part of the North Devon Surfing Reserve. The village is also one of the West Country's most popular areas in which to live or holiday, consistently featured in the National Press and holiday/property programs. The village offers an eclectic mix of picture postcard cottages nestling next to contemporary homes as well as a good range of local shopping facilities and amenities.

## DESCRIPTION

In total the land extends to 0.51 Acres / 0.20 Hectares and is all pasture with a north west facing aspect. The land lies in a fine position within walking distance of Croyde's beach and village centre with views overlooking Croyde Bay towards Lundy Island.

## FREEHOLD

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

## LOCAL AUTHORITY

North Devon District Council. Tel: 01271 327711.  
([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).



## OVERAGE

We are advised that the sale is subject to an overage of £85,000 for the remainder of 50 years (commenced 2021). This applies should residential consent be gained for any number of dwellings.

## SERVICES

There are currently no services connected but understand they are nearby.

## DIRECTIONS

What3Words: ///crucially.compound.decompose

From Braunton take the coastal road to Croyde, passing Downend carpark, turn right into Ora Stone park and keep left, this will continue into Withywell Lane. Please note Withywell Lane is a single track lane with limited turning areas. It is advisable to walk to the land which can be found approximately 300m up the lane.

## VIEWINGS

Please contact Stags to arrange a viewing appointment.  
Tel: 01271 322833. Email: [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)



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