



Land on Buttercombe Lane , Braunton, Devon EX33 2NW

A secluded area of agricultural land with a static caravan and range of buildings, just one mile from Braunton

Braunton 1 mile - Barnstaple 6.5 miles

• Sloping Pasture • 1.79 Acres (0.72 hectares) • Direct Road Access • Former Stables & Wooden building • Wood Store • Static Caravan • Small Orchard

Offers In Excess Of £100,000

01271 322833 | barnstaple@stags.co.uk

SITUATION

The land lies in a secluded location on Buttercombe Lane, just one mile to the north-east of Branton. The beaches at Saunton, Croyde Putsborough and Woolacombe are all within a short distance of Branton. The town of Barnstaple is within 6.5 miles of the land.

DESCRIPTION

The land totals approximately 1.79 acres (0.72 hectares) and comprises a sloping site with outward views over the surrounding fields. There are two gates into the land which would allow it to be divided into two lots.

The current permitted use of the land and buildings is agricultural and there are a range of buildings within the site:

Static Caravan: The internal accommodation includes a store room, sitting room, kitchenette and a shower room. This caravan does not have planning consent to be used for overnight stays.

Wooden Building: 8.75m x 2.27m. Timber structure with a wood-burning stove and one small room internally. At the eastern end is a store room.

Wooden Building: 3.92m x 2.94. Positioned at the top of the site with a fine outlook along the valley. This building replaced an older pre-existing building and has an adjoining level area where a tent

could be pitched.

Old Stables: 3.84m x 3.60m. Part dilapidated, located at the western end of the land. There is an attached lean-to (3.60m x 2.22m) and a small timber shed to one side.

There is a dilapidated caravan behind the timber store.

The land is mostly sloping pasture with a small fruit orchard and there is a small solar PV array towards the top of the site. Adjoining the

ACCESS

There is direct access to the land from a council highway.

SERVICES

There is a private water supply from a borehole on neighbouring land (currently not filtered). There is an LPG boiler within the static caravan. Private drainage (septic tank).

PHOTOGRAPHS

The photographs were taken during July 2021.

METHOD OF SALE

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

TENURE

The land is registered on the Land Registry, is owned freehold and is available with vacant possession upon completion.



PLANNING

The static caravan is allowed to be sited on the land but is not permitted to be used as residential or holiday accommodation.

The other buildings have been in-situ for over 10 years or have replaced buildings which were in-situ for over 10 years.

DEVELOPMENT UPLIFT (OVERAGE)

The land will be sold subject to an overage provision on the following terms: In the event of planning consent being granted for any residential use on the land within 30 years of the completion date, the sellers will receive 25% of the increase in the value of the land.

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.

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 the centre of Branton turn right at the traffic lights onto East Street. Proceed along East Street until you reach a junction and pass straight across onto North Down Road. Continue along this road, which will merge onto Boode Road, where you will leave the 30 mph speed restriction.

At the next junction (Boode Cross) turn right into Buttercombe Lane signposted to Beara. Continue for approximately 450 yards and the land will be found on the right.

WHAT3WORDS

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DISCLAIMER

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





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