



**Directions**

Grid Ref: SS490/357 From Barnstaple proceed out of the town taking the A361 as though towards Braunton. After about 4 miles you will pass through the village of Wrafton and almost immediately in to the village of Braunton. At the first roundabout take the left turn to Velator and immediately left into Tarka Way. As you pass through the estate take a right turn to the Pump Track where the field is immediately adjoining. Park in the entrance to the Pump track on initial inspection.

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Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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**3.32 Acres Pastureland**

Land off, Tarka Way, Braunton, Devon, EX33 2FG

Offers In The Region Of

**£100,000**

- Edge of Village
- Road Frontage
- Gated Access
- Adj Pump Track
- Level Pasture/Amenity Land
- About 3.32 Acres



## Overview

The field is set sandwiched between the village of Braunton considered to be one of the largest villages in England and its neighbour, Wrafton.

Braunton offers an excellent range of local facilities and being about 3 miles from the coast at Saunton with its beach, burrows and championship golf course and about 4 miles to the west of Barnstaple the ancient borough and administrative centre for North Devon.

The land is level, has road frontage and wide gated access to a country lane to the southern boundary where within a short distance there is access on to the Tarka Trail, a foot/cycle track running between Braunton and Barnstaple.

The land, in part, may have some long term potential for development although at present is outside the current development boundary. The land extends in all to about 3.32 acres.

## Overage

The seller will be placing an overage clause in the sale contract. The terms to be agreed.

## Services

Mains water and electric available close by

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Barnstaple branch on  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204

