



Directions

Using What3words free App [///detail.dishes.issue](http://detail.dishes.issue) Grid Ref SS 549/329 From Barnstaple Square near the clock tower walk over the old town bridge. At the Sticklepath end of the bridge take a right and walk along the path on the River Taw bank next to Taw Wharf housing. Pas under the new bridge and along the new tarmac track. After a distance you will come to new metal fence poles to your right and the land is behind those poles running down towards the River foreshore.

Looking to sell? Request a free sales valuation for your property.

Call 01271 327878

or email barnstaple@phillipsland.com

4 Acre Riverside Saltmarsh and Pasture

Land next to River Taw, Sticklepath, Barnstaple, Devon, EX31 2BN

Offers In The Region Of **Excess of £25,000**

- Edge of Barnstaple
- Saltmarsh and Pasture
- About 4 Acres
- Adjoins Tarka Trail
- Possible Leisure Uses
- Raised Section
- Subject to Planning

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- THE LAND IS SOLD AS SEEN WITH NO REPRESENTATION AS TO ITS FITNESS FOR ANY PARTICULAR USE/PURPOSE AND BUYERS MUST RELY SOLELY ON THEIR OWN ENQUIRIES.

A truly unique opportunity to acquire a 4 acre level parcel of saltmarsh and pastureland set in the River Taw estuary to the edge of Barnstaple, close to the new bridge with access from the Tarka Trail in the Sticklepath area and with stunning views down the river towards Penhill Point, Fremington and Ashford.

The Tarka trail, a largely traffic free footpath/cycle path, is on 2 boundaries of the land as it runs along the side of the River Taw from Barnstaple towards Fremington Quay and on to Instow.

Barnstaple the administrative centre for North Devon is set on the banks of the River Taw and offers a wide range of town centre shops and facilities, restaurants, bars and social activities as well as out of town stores, business's and areas of employment.

NOTE - The plan attached to these details is not to scale and is issued for identification purposes only and is not to be relied upon. The legal contract plan will take precedence.

Services

None on site

Council Tax - 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

