



Land on Appledore Road , Northam, Bideford, Devon EX39 1XZ

Two level grass fields with stabling with views over the Northam Burrows towards Saunton

Appledore 1.1 miles - A39 1.7 miles - Bideford 2.9 miles

• Two Pasture Enclosures near to the Coast • 4.42 Acres (1.79 Hectares) • Direct Road Access • Stabling • Additional Land Available Nearby • BEST & FINAL OFFERS to be received by 12:00 Midday on Friday 17th April 2026. • FREEHOLD

Guide Price £125,000

01237 425030 | bideford@stags.co.uk

SITUATION

The land is situated in a fine location near to the Northam Burrows which lie on the edge of the estuary of the Rivers Taw and Torridge between Westward Ho! and Appledore on the North Devon coast.

The coastal village of Appledore, renowned for its literary festival, is 1.1 miles to the east of the land and the village centre of Northam is within 0.5 miles.

Bideford lies 2.9 miles to the south, nearby to which is the A39 which provides good road links to Barnstaple and the M5 to the east and Cornwall to the west.

DESCRIPTION

The land comprises two grass paddocks and is situated in a wonderful location overlooking the Northam Burrows, a Site of Special Scientific Interest (SSSI) on the North Devon coast.

The land is shown coloured pink on the plan and totals approximately 4.42 acres (1.79 hectares) with direct access to the adjoining public highway. The fields are level and have been used for grazing horses during recent years. The stabling is located in the south-western corner and is of mainly timber construction with three loose boxes.

ADDITIONAL LAND AVAILABLE

A short distance to the east, there is a further 1.03 acres available for sale (coloured blue on the plan).

ACCESS

There is direct access from the public highway.

SERVICES

There are no services connected to the land.

METHOD OF SALE

BEST & FINAL OFFERS to be received by 12:00 Midday on Friday 17th April 2026.

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

OVERAGE (DEVELOPMENT UPLIFT)

There is a historic overage condition on the land dating from 28th February 2014 which states that a previous owner will receive 25% of any increase in value should the land be developed for purposes other than agriculture or the keeping of horses within 25 years. A copy of the overage agreement is available from the agent.

DESIGNATIONS

The land is not within the Area of Outstanding Natural Beauty (AONB) and is not within any Sites of Special Scientific Interest (SSSI). The land is also outside the settlement boundary for Northam.

LOCAL AUTHORITY

Torridge District Council.



BOUNDARY PLAN

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

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 through the land.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01237 425030 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From the Heywood Roundabout on the A39 to the north of Bideford proceed north towards Appledore and Northam on the A386. Continue for just over 0.5 miles and turn right onto Fore Street towards Northam Burrows (Town centre).

Proceed for 0.2 miles and upon reaching The Square, turn right into Diddywell Road. Continue for 0.25 miles and turn left into Highbury Hill. At the bottom of the hill turn right and the gate into the land will

be found immediately on your left.

For viewings we recommend that you park somewhere sensible on Appledore Road and approach the land on foot.

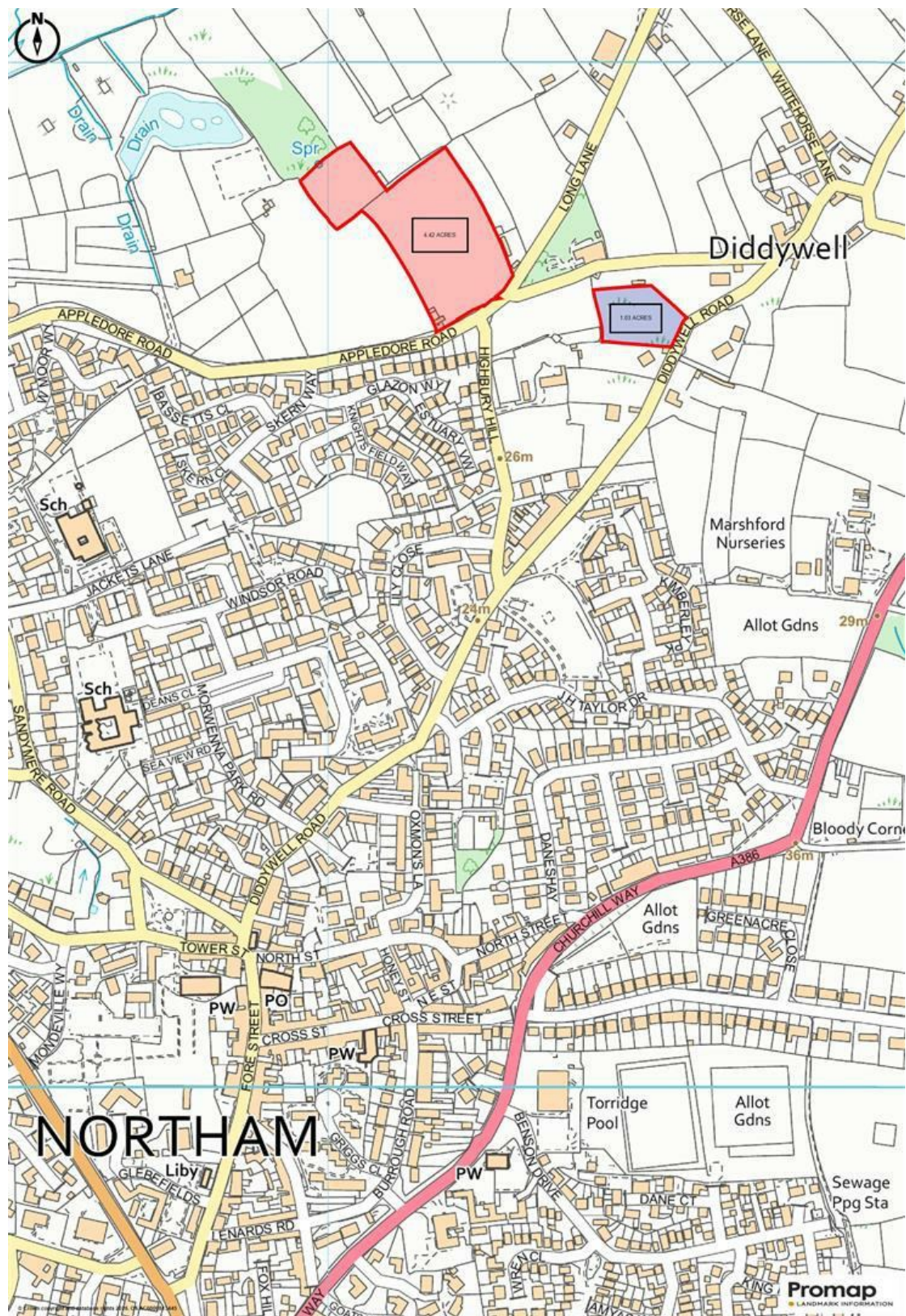
WHAT3WORDS

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DISCLAIMER

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents. 5. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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