



Land on Milkaway Lane , Croyde, Braunton, Devon EX33
1QP

A gently sloping field with stunning sea views over
Croyde Bay towards Lundy Island

Croyde Village Centre 0.25 miles - Braunton 4 miles - Barnstaple 9 miles

• Farm land with Sea Views • 1.98 Acres (0.80 Hectares) • Stunning Outlook
over Croyde Bay • Within Walking Distance of the Village & Beach • Level &
Gently Sloping • For Sale by Private Treaty • FREEHOLD

Offers In Excess Of £100,000

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SITUATION

The land has stunning views over Croyde Bay and is within an Area of Outstanding Natural Beauty (AONB), situated on the eastern edge of Croyde, a village on North Devon's coast renowned for its sandy beach and surfing.

Other sandy beaches at Saunton, Putsborough and Woolacombe are around the headland to the north and south, whilst the village of Braunton and town of Barnstaple lie only 4 miles and 9 miles away respectively.

DESCRIPTION

The land is in a wonderful location overlooking the North Devon coast and inland and comprises two enclosures totalling approximately 1.98 acres (0.80 hectares). There are uninterrupted views towards Lundy Island on a clear day and the village centre at Croyde is within a short walk.

The first enclosure has direct access from Milkaway Lane and the second, larger enclosure is L-shaped and gently sloping and sloping, enclosed with traditional hedge boundaries.

SERVICES

There are no services connected to the land.

ACCESS

There is a gate from the land on to Milkaway Lane, which links to the centre of Croyde via Mill Lane and Cloutman's Lane. The seller has used this access route with and without vehicles from the date they purchased the land in 2010.

TENURE

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

METHOD OF SALE

The land is offered for sale by Private Treaty, as one lot.

DESIGNATIONS

The land is within an Area of Outstanding Natural Beauty (AONB).

RESTRICTIONS

There is a covenant on the land not to erect any structures on the land tinted blue on the plan.

LOCAL AUTHORITY

North Devon District Council. Tel: 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.

There are no public rights of way passing through the land.

BOUNDARY PLAN

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

VIEWING

Please contact Stags to arrange a viewing appointment. Tel: 01271 322833. Email: farms@stags.co.uk

DIRECTIONS

From the centre of Croyde, just after passing The Thatch Inn on your left, turn right into Cloutman's Lane and continue for 300 yards to the end of the lane. Bear right into Milkaway Lane (unsigned), proceed up the hill for approximately 150 yards and the gate into the land will be found on the left.

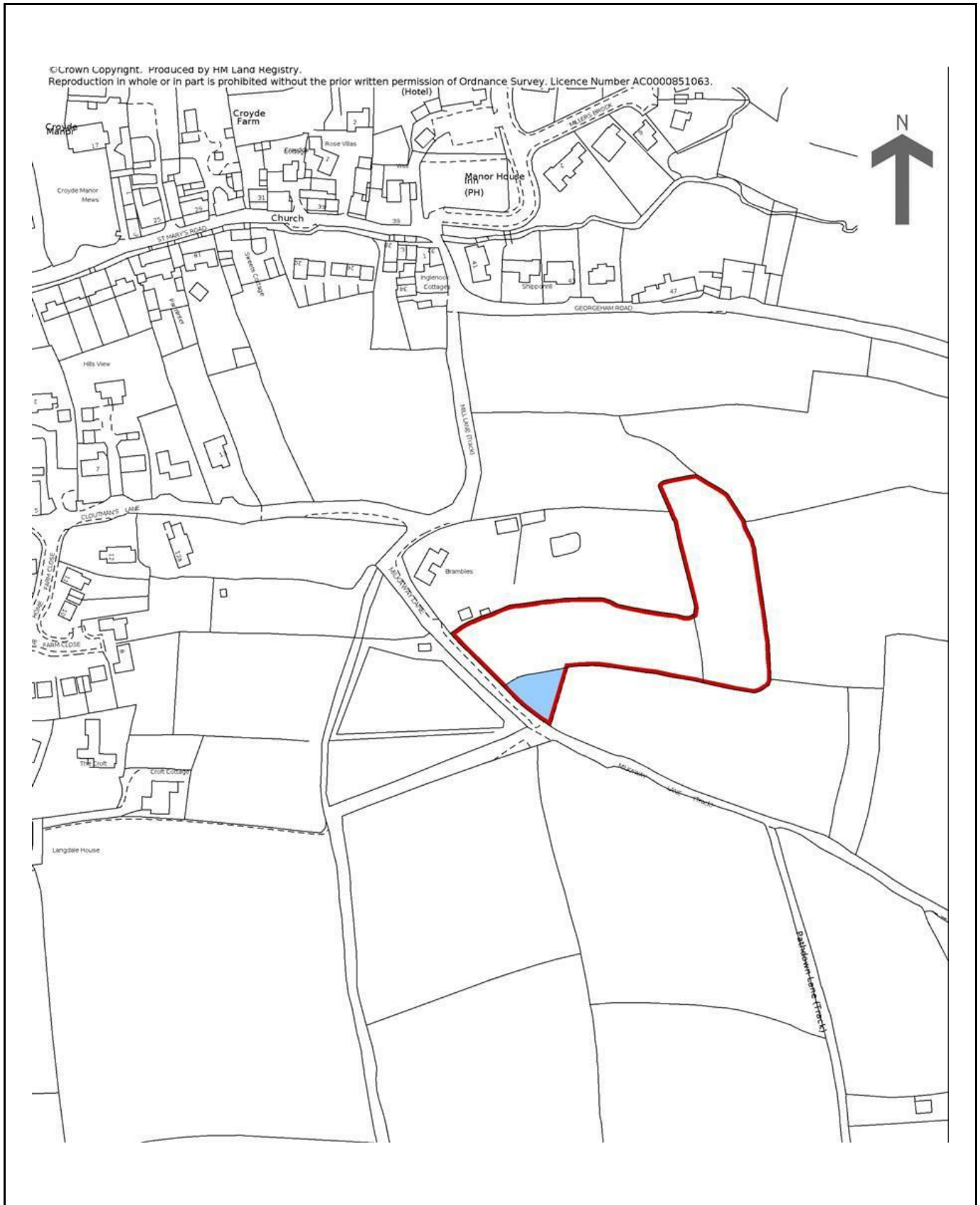
WHAT3WORDS

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DISCLAIMER

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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