



Land at Burnshall Lane , Chillaton, Devon PL16 0HX

A small parcel of amenity land of approx. 0.157 acres, on the edge of Chillaton and with road frontage, potentially suitable as an allotment or for other purposes, STP.

Fuel Station/Mini-market 3.5 miles • Public House 4 miles • Tavistock 6.5 miles • Dartmoor 3.5 miles • A30 Access 10.5 miles • Plymouth 21.5 miles

• For Sale by Informal Tender • Closing - Weds 18/06/2025 at 12:00pm • 0.157 Acres of Bare Amenity Land • Road Frontage (Pedestrian Access Only) • Potential as an Allotment or Hobby Garden • May Suit Other Uses, Subject to Planning • Quiet, Edge-of-Village Location • Lyd Valley and Various Woods Nearby • Freehold • Council Tax: N/A

Offers In Excess Of £25,000

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SITUATION

This small parcel of land is located towards the northern edge of the quiet West Devon village of Chillaton. Various woodland walks and trails exist in close proximity to the property, including Lee Wood and Lee Downs, Lew Wood, Lydford Forest and Lydford Gorge, in addition to the wide expanse of Dartmoor National Park 3.5 miles to the east. The area is well-known for its quiet and unspoilt nature, and is within easy reach of all three of the nearby towns of Tavistock, Launceston and Okehampton, at 6.5, 8 and 14 miles away respectively. At Okehampton, there is access to the A30 and a train connection to Exeter.

Tavistock, in particular, is a thriving market town, rich in history and tradition and also offering an array of shopping, recreation and educational facilities. The cathedral city of Exeter lies some 35 miles to the east, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway, in addition to an international airport.

DESCRIPTION

This is a small parcel of amenity land amounting to approximately 0.157 acres, enclosed predominantly by natural hedging. There is frontage to a village lane and pedestrian access along the northern boundary. Please note that there is no vehicular access or on-site parking. The land is suitable for amenity use, including camping under the 28-day permitted development rules, and could be utilised as an allotment or hobby garden, or for other purposes, subject to any necessary consents or approvals. An overage provision will be included within the sale, details of which are below.

METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale as a whole by Informal Tender. Conditional and Unconditional Offers for the site will be considered. The closing date for tenders to be submitted is Wednesday 18th June 2025 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. The vendors do not undertake to accept the highest or any offer received. Should an offer be accepted we will require proof of your funding. In addition, under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags.

SERVICES

No services are believed to be connected to the site although mains water and electricity are understood to be available nearby. Purchasers should satisfy themselves in every respect as to the possibilities for connection. Ultrafast broadband is understood to be available nearby. Limited mobile voice/data services are available through Three (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

WAYLEAVES AND 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. We understand that pedestrian access can be obtained from the northern boundary. There is no vehicular access to the site nor any on-site parking.

TENURE

Freehold with vacant possession on completion.

PLANNING AND OVERAGE PROVISION

As the price would suggest, we are not selling this parcel of land as a building plot; no planning of any kind exists over the site at present. Purchasers should satisfy themselves in every respect, but principally by enquiry with the Local Authority, as to the likelihood of securing any planning consents for which they may wish to apply.

The sellers will require an overage clause in the terms of the sale, requiring anyone securing consent for residential development on the site or providing access to facilitate development on adjacent sites, to pay a percentage of the uplift as follows:

If at any time the Buyer or any successor sells part or all of the Property with the benefit of permission for any use of higher value than that of its existing prescribed use at the date of transfer the Seller shall be entitled to 75% of any increase in capital value. This overage provision shall be triggered by any and every outline or detailed planning permission granted for any alternative higher capital value use than the existing prescribed uses of the whole or any part of the land for a period of 80 years from the date of this transfer, subject as provided above.

Conditional and Unconditional Offers for the site will be considered.

LOCAL AUTHORITY

West Devon Borough Council.

VIEWING AND DIRECTIONS

Viewings are to be arranged with Stags' Tavistock office. The what3words reference is [///wure.radiated.down](https://www.what3words.com/#!/en/@@@wure/radiated/down). For detailed directions, please contact the office



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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. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. 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.