



Land at Hensbury Lane , Bere Ferrers, Devon PL20 7ED

Available as a whole or in two lots, a parcel of land in a quiet and picturesque rural location, suitable for grazing, stock or amenity use, and enjoying views of the river Tamar, 6.38 acres in all.

Bere Alston 1.3 miles • Bere Ferrers 1.8 miles • Weir Quay 3 miles •
Tavistock 7.5 miles • Plymouth City Centre (via Denham Bridge) 13.5 miles

• For Sale by Private Treaty • Available as a Whole or in Two Lots • Lot 1: 3.03 Acres - Guide £40,000 • Lot 2: 3.35 Acres - Guide £45,000 • Quiet and Picturesque Location • Distant River Views • Separate Access to Each Lot • Close to Bere Ferrers, Weir Quay • Accessible to Tavistock, Plymouth • Freehold

Guide Price £85,000

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SITUATION

This attractive parcel of land is located around 1.8 miles from the popular riverside village of Bere Ferrers, on the Bere Peninsula in West Devon. The village is served by a pub and community shop, and benefits from an absence of through traffic. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay (3 miles) providing a boatyard and moorings.

Bere Ferrers train station provides a direct 25-minute rail service to Plymouth City Centre, whilst the larger village of Bere Alston, 1.3 miles away, offers a good range of day-to-day amenities, including a mini supermarket, convenience store, post office, butchers, hairdressers, primary school, doctor's surgery and pharmacy. The verdant wooded banks of the Tamar Valley National Landscape (formerly AONB), along the Devon/Cornwall border, offer superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, is 7.5 miles away.

DESCRIPTION

The land comprises three paddocks measuring approximately 6.38 acres in all, which are all south-facing and gently sloping, and enjoy some fine views towards the River Tamar and the Tamar Bridge. The land is likely to principally appeal to amenity purchasers wanting some grazing land for ponies or perhaps other livestock, or, alternatively, it may appeal to those looking to own some fantastic countryside in a peaceful position (including for private camping under the 60-ay permitted development rules), yet with easy access to a train station, nearby Tavistock, Plymouth, Dartmoor and the South Devon and Cornish coasts.

The land is available as a whole or in two lots (contingent on both lots selling) - please see our lotting plan for details. Lot 1 has access to the north, whilst Lot 2 has its own access and parking area to the south, and there is a gateway between the lots.

LOTTING

LOT 1 - Approx. 3.03 acres - Guide Price £40,000.

LOT 2 - Approx. 3.35 acres - Guide Price £45,000.



SERVICES

No services are understood to be connected to the land. Purchasers should satisfy themselves in every respect as to the availability, capacity and cost of any services that they may wish to connect, before placing a bid. No broadband is connected to the site. Variable mobile voice/data services are available on the land, through the four major providers (source: Ofcom's online service checker).

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, any wayleave agreements in respect of electricity or telephone equipment, and also subject to, and with the benefit of, any public or private rights of way. No public rights of way are believed to cross the land. As shown on our Lotting Plan, Lot 1 benefits from a right of access over third-party land, whilst Lot 2 owns the parking area, over which the neighbour to the south has a right of access (both areas shown hatched brown).

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake

Road, Tavistock, Devon, PL19 0BZ. T: 01822 813600, www.westdevon.gov.uk.

PLAND AND BOUNDARY FENCES

An indicative plan, which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

TENURE AND COMPLETION

Freehold, with vacant possession upon completion.

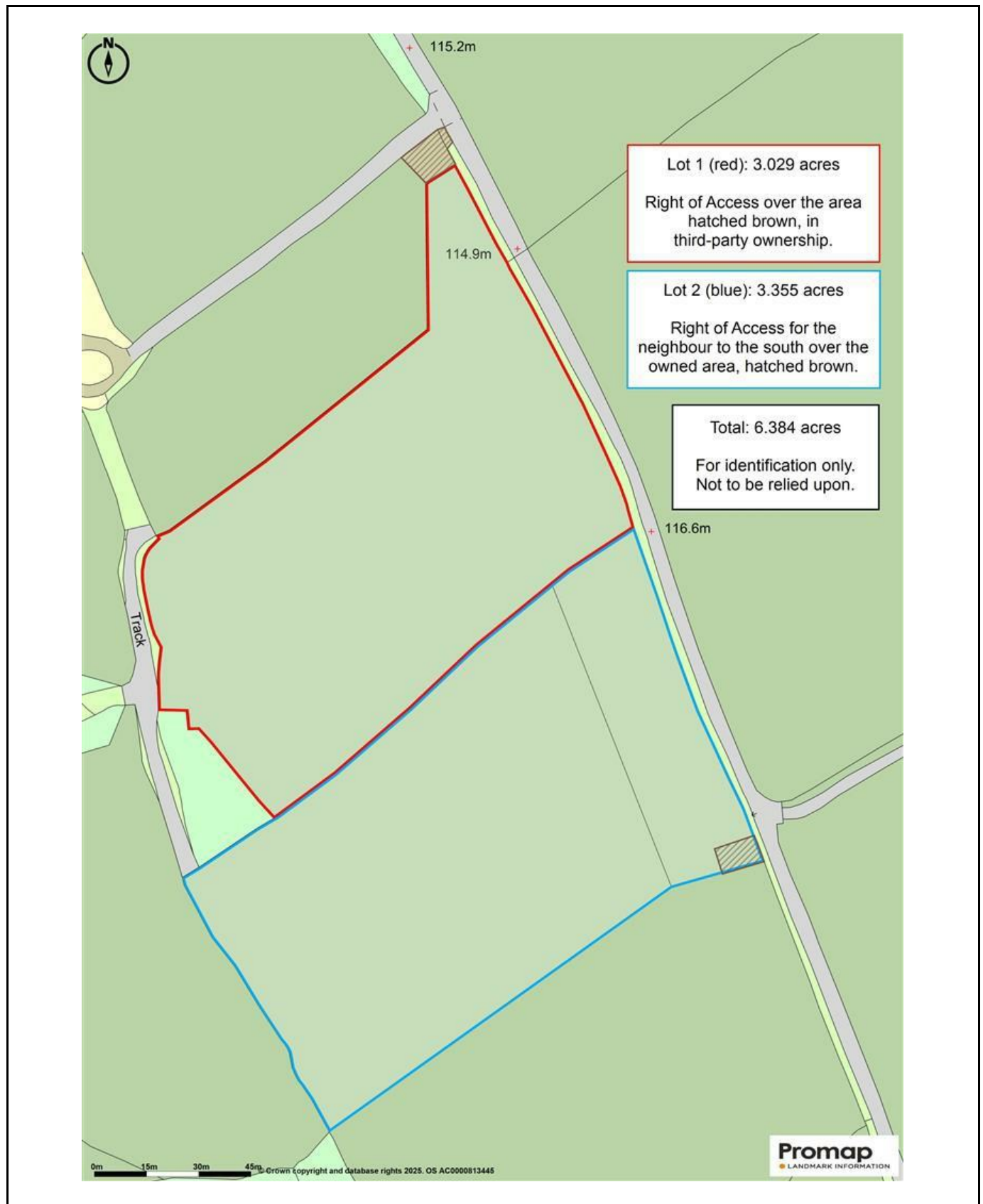
VIEWINGS

Viewing of the site is strictly by prior appointment with the vendor's appointed agents, Stags Tavistock Office. What3words Lot 1: ///switched.digested.reverted. Lot 2: ///fried.hoops.starting.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of livestock.





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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.