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Land at Higher Brooklands

## Land at Higher Brooklands, Harrowbarrow, Cornwall, PL17 8JN



Train Station/Mini-Supermarket 1.2 miles •  
Calstock 2.5 miles • Callington 3 miles •  
Tavistock Town Centre 6 miles • Dartmoor  
National Park 6.7 miles • Plymouth 18.5  
miles

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A meadow field amounting to  
approximately 3.2 acres, in a  
peaceful yet accessible location.

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- Approximately 3.2 Acres
- Pasture Land
- Various Trees & Shrubs
- South-facing
- Private and Sheltered Position
- Vehicular Access Via Lane
- Ideal for Private Amenity or Camping Use
- Equestrian Potential
- Additional Lots Available
- Freehold

Guide Price £50,000

### SITUATION

The land is situated on the outskirts of the quiet and unspoilt rural village of Harrowbarrow in East Cornwall, within easy reach of local amenities and facilities, including the towns of Callington, to the west, and Tavistock, to the northeast. Harrowbarrow itself is served by a primary school, with neighbouring villages collectively offering an excellent range of facilities and amenities, including several shops, two fuel stations, an Asda mini-supermarket (1.2 miles away) and several public houses. Gunnislake train station is also 1.2 miles away and provides a direct connection to the City of Plymouth.

Harrowbarrow is just outside of the Tamar Valley National Landscape (formerly AONB), and there are excellent opportunities nearby to walk and explore the region's rich heritage, including the National Trust's Cotehele House and Estate, the picturesque Danescombe Valley and the popular riverside village of Calstock (all approximately 2.5 miles away), where there is a public slipway and boatyard. Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities. Plymouth is 18 miles to the south by road, whilst Exeter is around 45 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK

### DESCRIPTION

A meadow field amounting to approximately 3.2 acres, which has been left to rewilding. At the western end are naturalised ponds and waterways through which there is a mowed pathway. There is a right for this land to draw water from a lake in the valley.

### SERVICES

No services are believed to be connected. Purchasers should satisfy themselves in every respect as to the availability, capacity and cost of any services that they may wish to connect, before exchanging contracts. No broadband is connected to the site. Limited, variable mobile voice/data services are available, through EE, O2 and Vodafone (source: Ofcom's online service checker).

### ADDITIONAL LOTS

Lot 1: A substantial, newly refurbished character home in approx. 2.7 acres of gardens and grounds.

Lot 2: An attractive two-storey barn and attached garage, with its own sizable gated parking area, a further detached carport and stores, and its own large gardens, approx. 0.5 acres in all. A planning application has been submitted to convert the barn into a 4-bedroom, independent dwelling and awaits consent from the local planning authority. A sketch plan of the proposed layout is included with these particulars.

Lot 4: A single, stream-bordered field amounting to 5.85 acres, in a peaceful yet accessible location.

Please contact Stags to discuss the pricing and options relating to these additional lots.

### AGENT'S NOTE

1. The land is identified as having a low flood risk, according to the online Gov.uk flood risk summary service.
2. East Cornwall is well-known for its history of metalliferous mining. No mine workings or features are known to affect this property, although a shaft is recorded in the neighbouring field to the west (see our Location Plan).

### LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY T: 0300 1234100, [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

### VIEWINGS

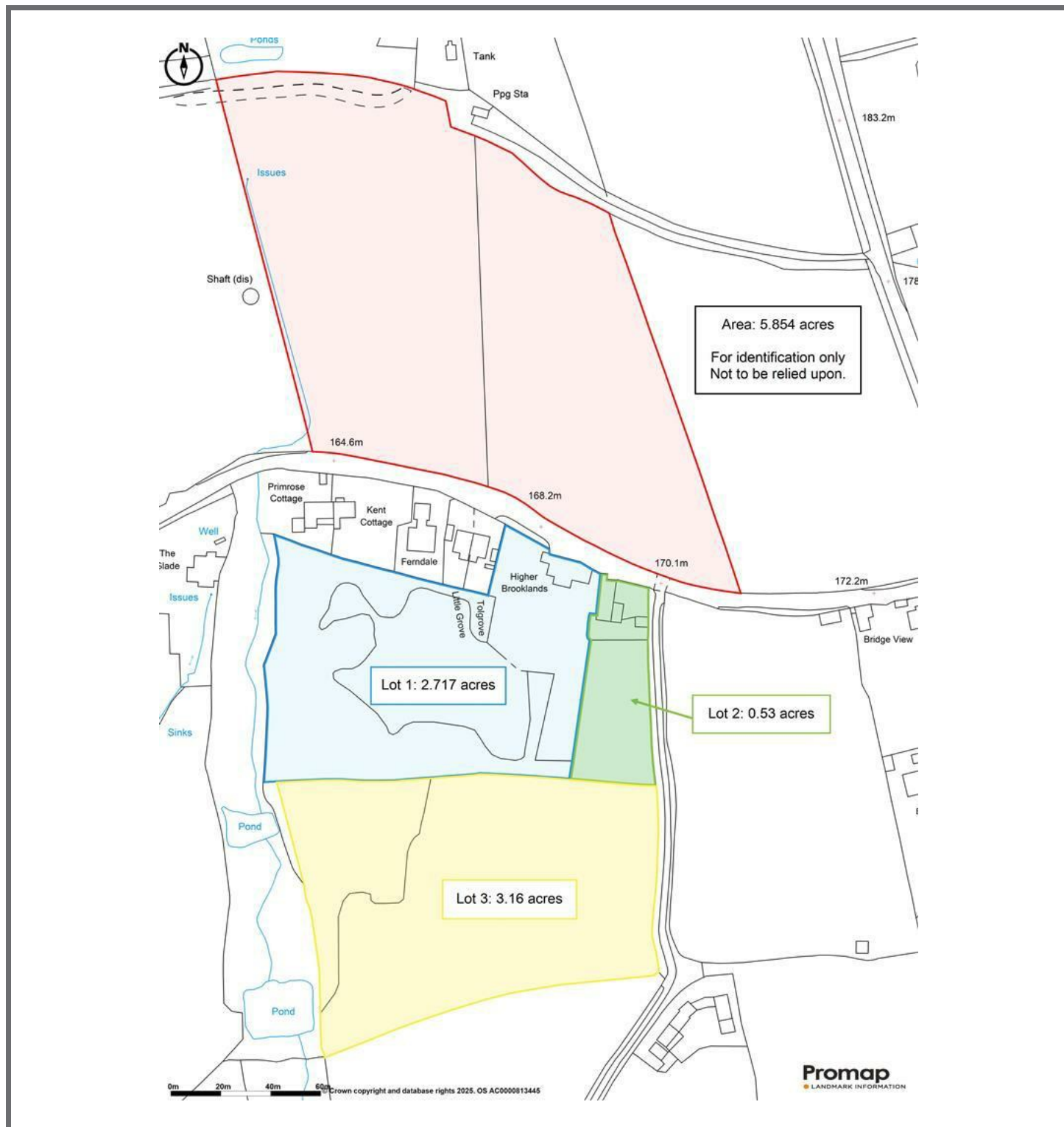
Viewing of the land is strictly by prior appointment. Please call Stags Tavistock office. The What3words reference is [///film.convinced.crawler](https://www.what3words.com/#!/en/@@@film.convinced.crawler).

### WARNING

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







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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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