





Some 5.56 acres (2.25 hectares) in all of permanent pastureland, positioned in a secluded yet accessible location with exceptional views towards Plymouth sound and beyond. For sale as a whole or in up to 2 lots to suit purchasers' requirements.

- Approximately 5.56 acres in all
- Lot 1- approx. 2.78 acres
- Lot 2 – approx. 2.78 acres
- Permanent pasture
- Good access with hardcore turning areas
- Far stretching views towards Plymouth sound
- For sale by Informal Tender with a closing date for tenders Thursday 22nd May at 12 noon.

DIRECTIONS

Upon entering the village of Crapstone, bare left towards Milton Combe. Continue along this road past the Dartmoor Caravan Park for approximately half a mile and then turn left. The entranceway to the land (Lot 1) will then be found on the left hand side after approximately 175 yards. Proceed for a further 150 yards and the entranceway to Lot 2 will be found on the left-hand side.

What3Words: plotted.appoints.future

SITUATION

The Land near Crapstone is situated in a secluded location on the south side of the village of Crapstone near to the sought-after village of Buckland Monachorum, in the South Hams region of South West Devon.

The A38 dual carriageway expressway, (connecting to the M5 motorway and national road network) being about 7 miles to the south. The city of Plymouth being about 9 miles south, whilst the town of Tavistock being about 6 miles to the north.

DESCRIPTION

The land near Crapstone extends in all to approximately 5.56 acres (2.25 hectares) of gently sloping permanent pasture land.

The land is situated in a tucked away yet accessible location with spectacular views across the West Devon countryside and afar to Plymouth sound.

The land is in good heart and the perimeter hedges are fenced with Clipex posts and sheep netting.

Whilst having been used for agricultural purposes in the past, the land offers the potential to be used for a number of purposes including amenity/ recreational/ equestrian uses, subject to obtaining the necessary planning consents.

The land is offered for sale as a whole, or in up to 2 lots as may suit purchasers' requirements.

LOT 1 – approx. 2.78 acres (as shaded pink)

Access to this land is gained through a double vehicular width gateway with hardcore entranceway and turning

area allowing easier access for vehicles. The land is reasonably level and is predominantly of a south-west facing gradient and benefits from wonderful countryside views stretching towards Plymouth and the sea beyond.

The land benefits from a static caravan situated on the land and is included in the sale. There are currently no services to this lot.

LOT 2 – approx. 2.78 acres (as shaded green)

Access to this land is gained through a single vehicular width gateway with hardcore entranceway allowing easier access for vehicles. The land is reasonably level and is predominantly of a south-west facing gradient and benefits from wonderful countryside views stretching towards Plymouth and the sea beyond.

SERVICES

The land benefits from the rights reserved to connect to the mains water supply and electricity from the land to the southeast of this plot.

Moreover, Lot 2 benefits from an underground water pipe already installed to allow for a submeter and trough to be connected by the prospective purchaser. In the event that the land sells in two lots, the purchaser of Lot 1 has the right to bring the water pipe across Lot 2 into Lot 1 and add a submeter to be added.

FENCING

In the event that the land sells in two lots, the seller will undertake to install a basic fence between points A and B to separate the two lots within 8 weeks following legal completion, or as soon as the relevant fencing contractor/ weather will allow.

TENURE

The land is being offered for sale on a freehold basis with vacant possession being available on legal completion.

PUBLIC RIGHTS OF WAY

There are no public right of way which cross the Land near Crapstone as far as are known.

WAYLEAVES & EASEMENTS

The land is sold subject to any Wayleave and Easements agreements.

BASIC PAYMENT SCHEME & ENVIRONMENTAL AGREEMENTS

The land is not registered with the Rural Payments Agency for the Basic Payment Scheme and is not subject to any Environmental Agreements.

METHOD OF SALE

The land is being offered for sale by Informal Tender (unless sold prior) with a closing date for tenders being Friday 24th May 2024 at 12 noon.

Tenders forms are available from the agents and these must be submitted to 6 Fore Street, South Brent, TQ10 9BQ in an envelope clearly marked 'Land near Crapstone'.

The seller does not undertake to accept the highest or any of the offers and the seller reserves the right to withdraw, alter or amend the way in which the land is offered for sale.

Buyer(s) will be required to exchange contracts within 6 weeks of their solicitor having received a draft contract.

GUIDE PRICES

Lot 1 £75,000
Lot 2 £60,000
The Whole £135,000

LOCAL AUTHORITY

The land lies within the administrative area of West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ T: 01822 813600.

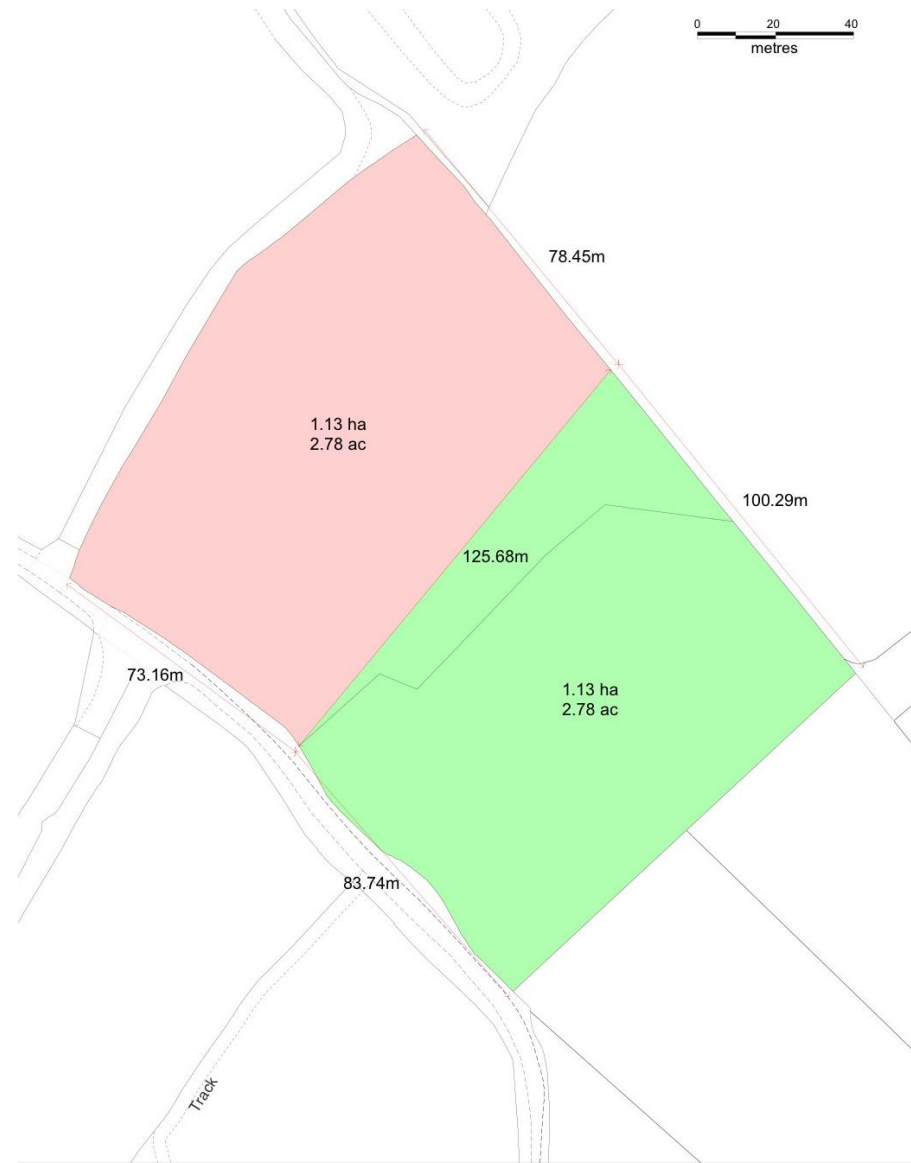
HEALTH & SAFETY

Any prospective purchasers of whom would like to view the land do so at their own risk. The vendors nor their selling agent accept any responsibility in any incident or accident that may happen.

VIEWING

Strictly by appointment with the Sole Agents, Luscombe Maye. Telephone for details.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Land at Stokehill Livery

Location SX 498 672
Scale 1:1,250 @ A4
Drawing No. X18904-01
Date 06.02.23



**THE
MAPPING
COMPANY**

Little Cutsey, Cutsey, Taunton, Somerset. TA3 7NY
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