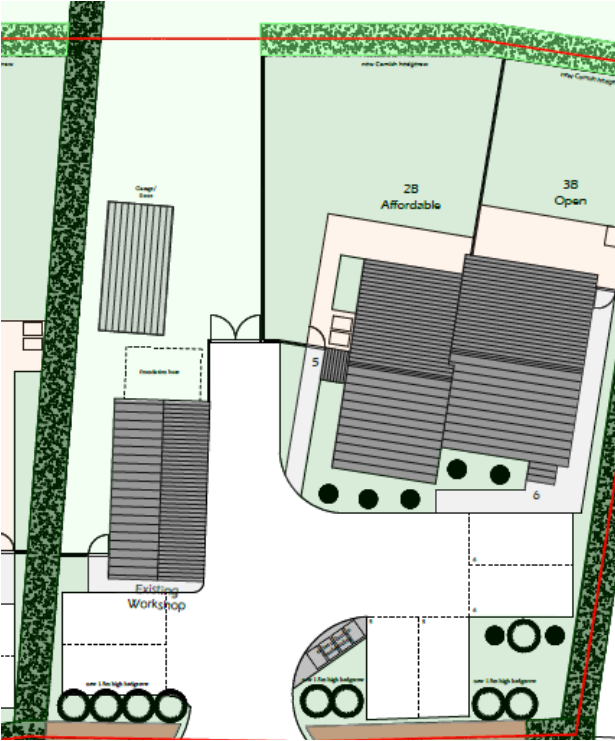






An Exceptional Development Opportunity in the Tamar Valley - A rare chance to acquire a parcel of land with planning permission for two new residential dwellings, set within the picturesque location. The site includes an agricultural workshop of block construction, offering potential for conversion into an additional dwelling under Class Q Planning. The property also features glasshouses and a garage requiring renovation, all situated within approximately 1.25 acres of land. This versatile site presents a unique opportunity for developers or those seeking a lifestyle project in a stunning rural location.

- Planning consent for x2 new build residential dwellings
- Workshop of block construction and corrugated roof with potential for Class Q Planning/Permitted Development Rights
- Mains water connected. Single phase electric to workshop (electric meter not currently connected)
- Existing Footings for 5 commercial greenhouses
- Situated within approximately 1.25 acres (0.505 hectares)
- Potential for other uses such as commercial / industrial (subject to planning)
- For sale by Informal Tender

Description

Set amidst the AONB landscapes, though not included within the designation, this 1.25-acre parcel of land lies within the Tamar Valley. Offering a peaceful and scenic setting. The site comprises an agricultural workshop building and a separate derelict garage, with boundaries defined by mature hedge banks that provide privacy and character. Approximately two-thirds down the field, a line of established trees acts as a natural windbreak and marks a boundary. Beyond this, you'll find steel frames with blockwork foundations for two large commercial greenhouses, along with existing footings for three additional greenhouses, presenting further potential for horticultural or redevelopment use.

Situation

Located in the settlement of Harrowbarrow, a village within the Parish of Calstock, the site is referred to as 'Land lying on the South East side of Callington Road PL17 8AZ'. The land adjoins but is not part of the World Heritage Site, it is surrounded by the National Landscape (former AONB) and is popular given its location for exploring the picturesque surrounding countryside. Harrowbarrow has a regular bus service, a primary school and a village hall that hosts various local events and clubs. There are lovely pubs and eating houses in the local vicinity and there is soon to be a Community Shop. Close by is a Doctors Surgery, Callington Secondary School and a Tesco Supermarket. The nearest towns and cities are Callington, Tavistock, Liskeard and Plymouth.

Directions

From Saltash head north on the A388, following signs for Callington. As you approach Callington take the 3rd exit off the roundabout toward Tavistock/Gunnislake, then take the 2nd exit at the next roundabout and follow the A390. After approximately 50 metres, take the first turning right and continue along to Callington Road. The workshop/field is accessed on the right-hand side as you enter the village of Harrowbarrow. What3Words - decades.dare.venturing
Postcode: PL17 8AZ

Planning Consent

The land is being sold with a planning consent for 1 x 2-bed Affordable and 1 x 3-bed Open Market dwellings, which will be located to the right of the workshop.

The planning consent is part of a wider application with the neighbouring land for 6 dwellings in total, comprising of 2 x 3-bed Affordable, 1 x 2-bed Affordable, 2 x 4-bed and 1 x 3-bed Open Market dwellings – Planning Application (Cornwall Council) - **PA23/02456**.

Services - Mains Water connected. Electricity connected to the workshop but requires installation of a meter.

Tenure - The land is being offered for sale on a freehold basis with vacant possession.

Public rights of Way - There are no public rights of way across the land as far as are known.

Method of sale - The land is being offered for sale by Informal Tender (unless sold Prior), with a closing date 20th November 2025.

Offers are to be made to Matthew Minett, Head of Development Land and New Homes – 59 Fore Street, Totnes, TQ9 5NJ or matthew.minett@luscombemaye.com

Guide price £150,000

Local Authority Cornwall Council - New County Hall, Treyew Rd, Truro TR1 3AY

VIEWINGS

Strictly by appointment with the Sole Agents, Luscombe Maye of 59 Fore Street, Totnes, TQ9 5NJ. Telephone 01803 869920 for details.



Development Land and New Homes

59 Fore Street, Totnes TQ9 5NJ

📞 01803 869920

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🌐 luscombemaye.com

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.

 **Luscombe Maye**
Since 1873