



Land at Crowndale Wood , Tavistock, Devon PL19 8JR

About 17.77 acres of pasture

Tavistock 1.5 miles - Yelverton 6.6 miles - A30 at Sourton Down 13.6 miles

• 17.77 acres of land • Agricultural land • Close to Tavistock • Subject to farm business tenancy • Freehold

Guide Price £150,000

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SITUATION

The land is situated about 1.5 miles south of Tavistock town centre and lies to the west of Crowndale Road. The A386 runs to the north of the land which connects Yelverton in the south to the A30 at Sourton Down in the north.

The local area is typically used for agriculture although development is encroaching from the southern limit of Tavistock.

Tavistock has a good range of local amenities including a busy town centre which boasts many shops. The town also benefits from a livestock market and a number of commercial outlets.

DESCRIPTION

The land extends to about 17.77 acres and comprises two gently sloping pasture fields separated by stone-faced banks. The boundaries are fenced and mostly grown up hedging with trees.

There is a small area of woodland to the south which

abuts Tavistock canal.

There may be livestock on the land. Please take care around any stock and leave gates as they are found. No dogs are permitted on the land during viewings.

SERVICES

There are no services connected to the land

ACCESS

The land is reached by a right of access from the public highway between points A and B of the route shaded yellow on the sale plan.

METHOD OF SALE

The property will be offered for sale by Private Treaty

TENURE AND POSSESSION

The land is available freehold with possession subject to an existing farm business tenancy. Notice has been served and vacant possession is available from March 2026

LOCAL AUTHORITY

West Devon Borough Council (www.westdevon.gov.uk)



SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

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.

The land is reached by a private right of way between points A and B.

There will be a right of access across the land at all times and for all purposes between points C and D in favour of land to the north east.

There will be a right to lay all services across the land between points C and D in favour of land to the north east.

PLANS & BOUNDARY FENCES

A 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.

DIRECTIONS

From Tavistock town centre, head south on the A386 taking the first exit at the Sir Francis Drake statue roundabout. Take the right turn onto Crowndale Road and follow for about 0.9 of a mile. Turn up the sloping hardstanding track to the canal and park. The land is found over the canal bridge. What3words [///snuck.messing.atomic](https://www.what3words.com/snuck.messing.atomic)

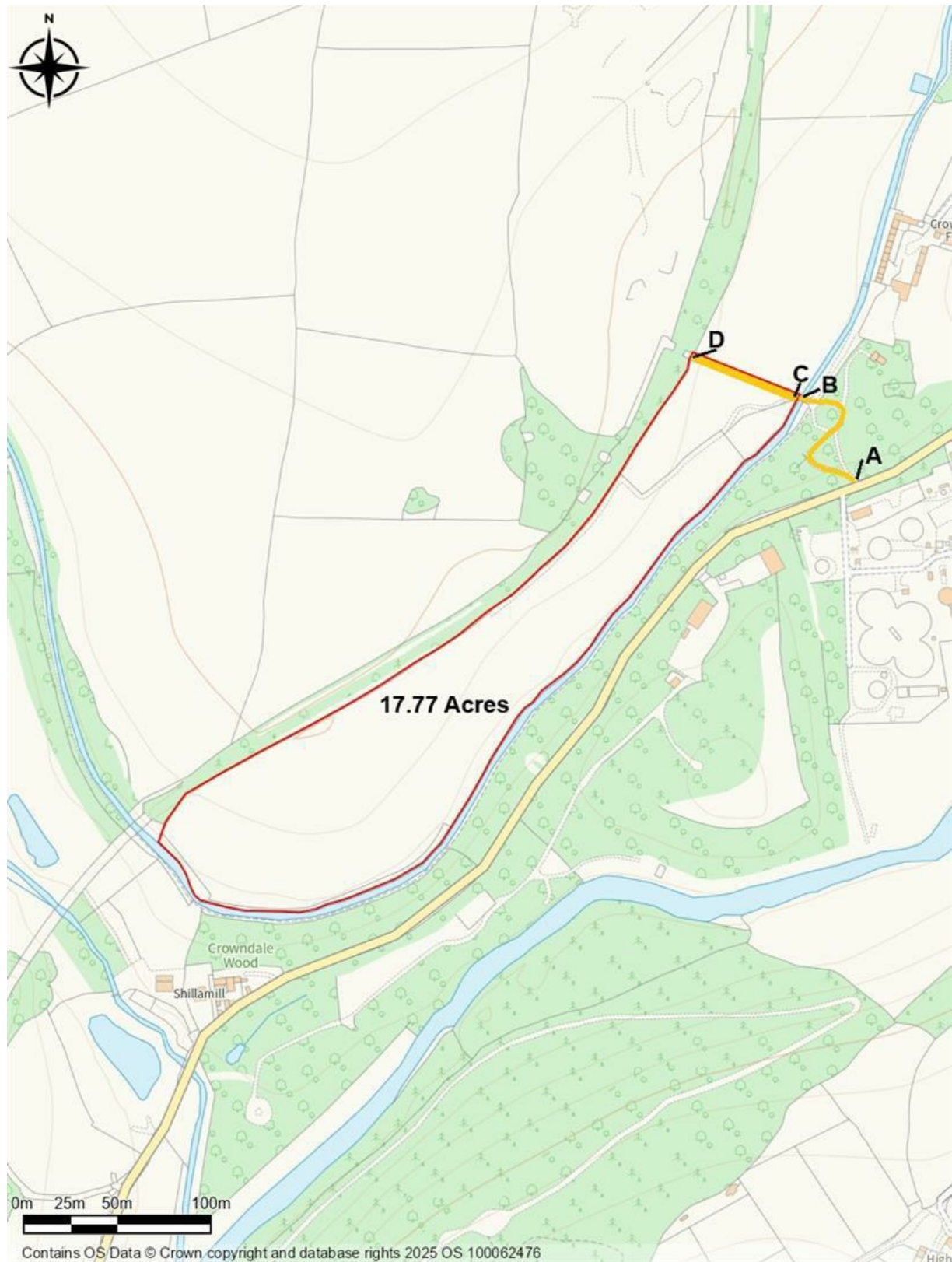
VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059.

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.