



Riverside Land at Okel Tor, Harewood, Calstock, Cornwall
PL18 9SQ

Located just outside the popular village of Calstock, a
parcel of riverside amenity woodland amounting to approx.
0.248 acres.

Calstock Village Centre 0.75 miles • Train Station 1 mile • Tavistock Town
Centre 7 miles • Plymouth City Centre (via A388) 21 miles

• Now For Sale by Private Treaty • Rare Opportunity • Parcel of Amenity Land • Frontage to the
River Tamar • Quiet and Pretty, Wooded Setting • Vehicular Access, Space to Park • Close to
the Village of Calstock • Many Walks and Trails Nearby • Approx. 0.248 Acres • Freehold

Offers In Excess Of £15,000

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SITUATION

This interesting parcel of amenity land is located alongside the River Tamar at Harewood, just to the east of Calstock, in the heart of the Tamar Valley Natural Landscape (formerly AONB) and UNESCO World Heritage Site. Occupying an elevated wooded setting adjoining Okel Tor Wildlife Reserve, the site enjoys spectacular views over the river itself amongst some very pretty, sylvan surroundings. There is easy access to the village of Calstock within 3/4 of a mile.

Calstock is a thriving village with an active arts and musical community, served by a shop, two pubs, a cafe, a church and a sought-after primary school, and benefiting from a regular, 35-minute train service to the city of Plymouth. With its access to the River Tamar, public quay and mooring facilities, the village is popular with sailing enthusiasts, with tidal access to Plymouth Sound approximately 12 nautical miles downriver. The village also features The River Tamar Walkway and Wetland Project, a wildlife nature reserve, and various other footpaths and trails, including the National Trust's notable Cotehele House and Estate. The desirable market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 6.5 miles away.

DESCRIPTION

For sale on the open market for the first time, this individual parcel of amenity woodland sits alongside and has direct access to the River Tamar. The site presents a fascinating opportunity for those interested in waterborne pursuits such as kayaking or paddleboarding, and those seeking a private and picturesque space in which to enjoy the natural environment. There is access on foot and for vehicles alike, and space to park a vehicle off the lane. The land could suit private camping use under the 60-day permitted development rights, and, for small boat owners, it may be possible to create proper access to or from the river, or to create a mooring, subject to any necessary consents and/or approvals. Interested parties are advised to make any necessary investigations with the local authority and other statutory bodies.

SERVICES

There are no services connected directly to the site. 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. There is extremely limited mobile voice/data service, predominantly with Vodafone (source: Ofcom's online service checker).

AGENT'S NOTES

1. The land is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist in proximity to the site.
2. The land benefits from a right-of-way over the private access lane from the south, as shown on our accompanying location plan. Viewers are advised not to attempt to access the site from the north. This access is subject to the owner of the land "paying a reasonable contribution to the upkeep and maintenance" of the relevant section of the lane.
3. The site is located in a National Landscape, World Heritage Site and a Site of Special Scientific Interest (SSSI).

LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, any public or private rights of way. No public or private footpaths are understood to cross the land itself, although the roadway shown on the plan is subject to a public bridleway. There are public footpaths running through the adjacent Okel Tor Nature Reserve.

TENURE AND COMPLETION

Freehold, with vacant possession upon completion.

PLANS AND BOUNDARY FENCES

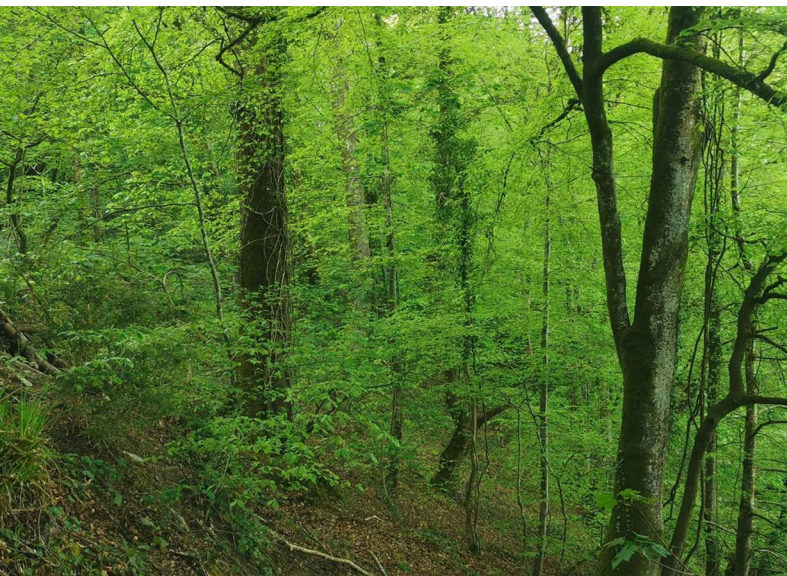
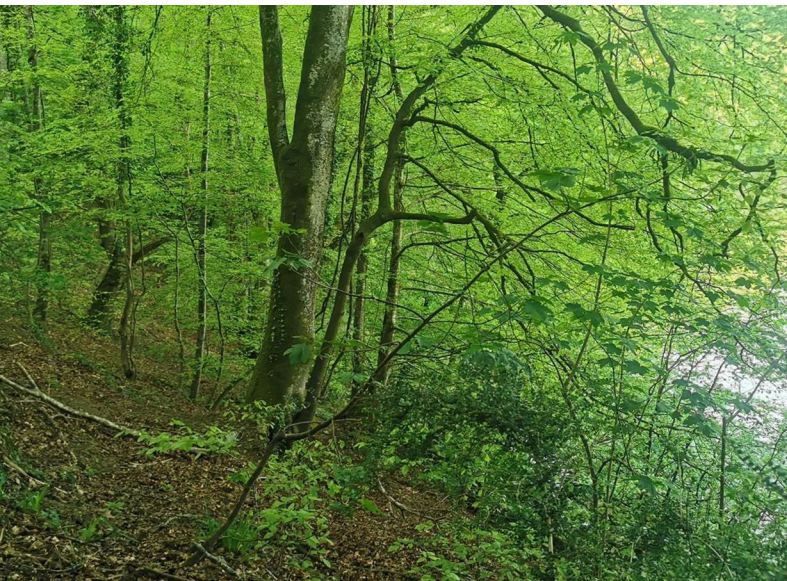
An indicative plan, which is not to scale, is included with these sale particulars. The vendor shall not be called upon to define the ownership of any boundary fences or structures.

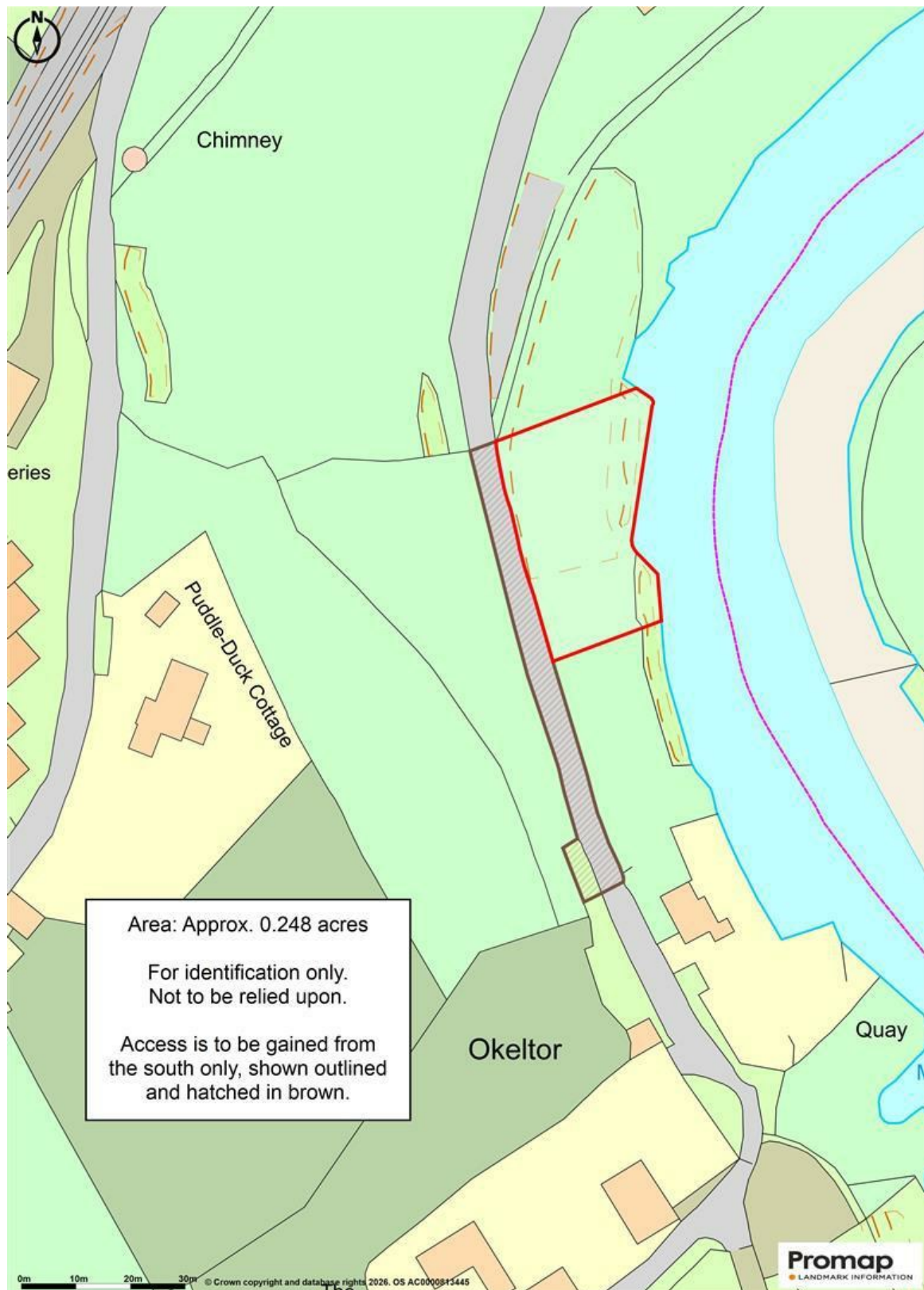
VIEWINGS

Viewing of the land is strictly by prior appointment. Please call Stags Tavistock office. The What3words reference is [solicitor.typist.climate](https://www.what3words.com/solicitor.typist.climate). Viewers are advised that access is to be gained strictly from the south, where the land benefits from a right of way as described above. The lower section of the lane is rocky and therefore not suitable for all types of vehicles. Please clarify with the agents before visiting the site.

WARNING

The site slopes quite sharply from the roadway down to the River Tamar. Any party visiting the site is advised to exercise caution and not to scale the bank down to the water's edge.





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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.