

STAGS

Land Adjacent to Summer Green, Lamerton, Near Tavistock, Devon PL19 8FJ

For sale as a whole or in two lots, a well-located and accessible parcel of amenity land of 10.92 acres in all, including river frontage and an agricultural building in need of some repair.

Pub 200 yards • Shop/Fuel Station 0.75 miles • Tavistock 2.5 miles • Dartmoor 4 miles • Launceston 10.5 miles • Plymouth 17.5 miles

• For Sale as a Whole or in Two Lots by Private Treaty • Meadow and Pasture Amenity Land, 10.92 Acres in All • Road and River Frontage • Agricultural Building in Need of Repair • Lot 1: Approx. 6.32 Acres - Guide £125,000 • Lot 2: Approx. 4.60 Acres - Guide £100,000 • Ideal for Camping/Recreation, Potentially Stock/Grazing • Accessible Village Location • Close to Tavistock and Dartmoor • Freehold with Vacant Possession

Guide Price £225,000

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SITUATION

This parcel of land is located within the peaceful and picturesque village of Lamerton, 2.5 miles to the north of Tavistock, in West Devon. Sitting in an accessible and slightly elevated, west-facing position in the very centre of the village, the site is sheltered and private in places, although with residential properties neighbouring to the southwest. Local amenities within Lamerton include the hugely popular Blacksmith Arms Public House, only 200 yards away, the "Good" OFSTED-rated primary school, community centre and public playing fields, and Lamerton Stores fuel station and mini-market, 0.75 miles away.

Tavistock is a thriving market town on the edge of Dartmoor National Park in West Devon, forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. The maritime city of Plymouth is 15 miles to the south of the town, and Exeter lies some 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

DESCRIPTION

This interesting and appealing parcel of amenity land comprises two pasture and meadow fields with good road access and partial river frontage, in an accessible, largely west-facing, village location. The land is available by Private Treaty, as a whole or in two lots, as shown on our accompanying lotting plan. If sold as two lots, a right of access will be granted across Lot 1 for the benefit of Lot 2, together with the necessary provisions for the reception of boundary structures and gate accesses. Within the lower section of the southern field - forming part of Lot 2 - is an agricultural barn which is in need of repair but may offer scope for rebuilding or replacement, subject to any necessary consents.

The land slopes gently from west to east/southeast and could be suitable for grazing or, with the provision of stabling, equestrian purposes and, given its frontage to the river Lumburn, possibly some drainage at the western end where it can be marshy. Otherwise, the land is perfect for amenity use, including recreational camping under the 28-day permitted development rule. Other uses, including development or the erection of other buildings, may be possible, again subject to any necessary consents, and interested parties should make their own enquiries with the local planning authority in this regard.



LOTTING
Lot 1 - Approx. 6.32 acres - Guide Price £125,000.
Lot 2 - Approx. 4.60 acres (including the dilapidated building) - Guide Price £100,000.

SERVICES
We understand that there is electricity to Lot 1. An overhead electricity line crosses the land. 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. Variable mobile voice/data services are available across the land, through the four major providers (source: Ofcom's online service checker).

LOCAL AUTHORTY
West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon. PL19 0BZ T: 01822 813600, www.westdevon.gov.uk.

WAYLEAVES AND RIGHTS OF WAY
The land is sold subject to, and with the benefit of, any wayleave agreements in respect of electricity or telephone equipment, and also subject to, and with the benefit of, any public or private rights of way. No public rights of way are believed to cross the land. As described above, if the lots are sold separately, a right of access is to be granted across Lot 1 for the benefit of Lot 2, as shown on our plan, with the purchaser of Lot 2 to be responsible for the erection of any and all necessary fencing and other boundary features within six months of purchase. We also understand that Lot 2 benefits from a right of access over a neighbouring private roadway to the public highway, again as shown on our plan.

TENURE AND COMPLETION
Freehold, with vacant possession upon completion.

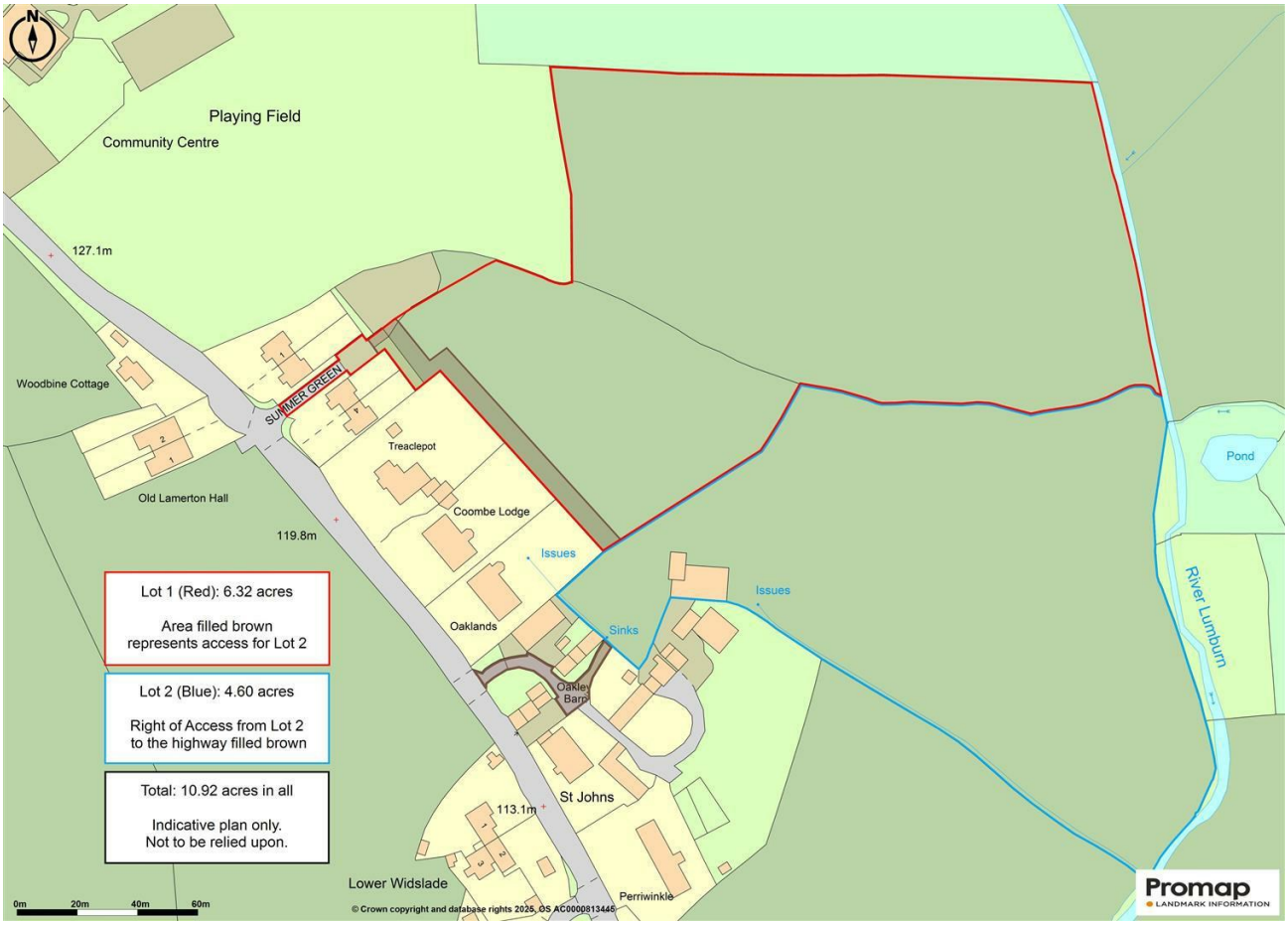
PLANS AND BOUNDARY FENCES
An indicative plan, which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

VIEWING AND DIRECTIONS
Viewing of the property is strictly by prior appointment. Please call Stags Tavistock office. The What3words reference is ///steepest.richer.fakes.

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.