

Julian Marks  
ESTATE AGENTS

PEOPLE, PASSION  
AND SERVICE



**Land at Wolverwood Lane, Plympton, Plymouth, £130,000**



#### LAND AT WOLVERWOOD LANE

This parcel of land is located centrally in Plympton, running parallel to Wolverwood Lane and east of Ridge Road spanning approximately 8.69 acres in total. Consisting of lower fields at a steeper gradient, upper fields/paddocks (which are more level) and a large section of woodland. The woodland is covered by a Tree Preservation Order (TPO) for various species. In addition there are stables, a barn with an inspection pit, a sand school and one of the paddocks also hosts an allotment, greenhouse and poly tunnels. In addition there are several apple trees and a plum tree. This area has also been a 'no dig' project for the last 6 years. A beautiful array of Camellia bushes, which were previously planted by the former director of the International Camellia Society, surround and adorn the stables.

#### SERVICES

The land also benefits from having a "water well" which supplies the stables, power from a petrol generator and toilet facilities with its discharge feeding into a septic tank.

#### WHAT3WORDS

///grant.lost.offer

#### AGENT'S NOTE

##### TITLE NUMBERS:

DN 282253 = 8.53 acres

DN 780566 = 0.03 acres

DN 780566 = 0.13 acres

TPO REF: 00/00065/TPO

Cat: W

ID: 1,997





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