

STAGS

Land at Higher Brooklands , Harrowbarrow, Cornwall PL17 8JN

A single, stream-bordered field amounting to 5.85 acres, in a peaceful yet accessible location.

Train Station/Mini-Supermarket 1.2 miles • Calstock 2.5 miles • Callington 3 miles • Tavistock Town Centre 6 miles • Dartmoor National Park 6.7 miles •

• Approximately 5.85 Acres • Pasture Land • Stream Frontage • South-facing • Private and Sheltered Position • Road Frontage and Vehicular Access • Ideal for Private Amenity or Camping Use • Equestrian Potential • Peaceful Setting • Freehold

Guide Price £75,000

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SITUATION

The land is situated on the outskirts of the quiet and unspoilt rural village of Harrowbarrow in East Cornwall, within easy reach of local amenities and facilities, including the towns of Callington, to the west, and Tavistock, to the northeast. Harrowbarrow itself is served by a primary school, with neighbouring villages collectively offering an excellent range of facilities and amenities, including several shops, two fuel stations, an Asda mini-supermarket (1.2 miles away) and several public houses. Gunnislake train station is also 1.2 miles away and provides a direct connection to the City of Plymouth.

Harrowbarrow is just outside of the Tamar Valley National Landscape (formerly AONB), and there are excellent opportunities nearby to walk and explore the region's rich heritage, including the National Trust's Cotehele House and Estate, the picturesque Danescombe Valley and the popular riverside village of Calstock (all approximately 2.5 miles away), where there is a public slipway and boatyard. Tavistock, 6 miles away, is a thriving market town in West Devon offering a superb range of shopping, recreational and educational facilities. Plymouth is 18 miles to the south by road, whilst Exeter is around 45 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK

DESCRIPTION

A single meadow field amounting to approx. 5.85 acres of pasture, interspersed with some established trees. There is a stream running along the field's western boundary.

The land is likely to principally appeal to amenity purchasers wanting some grazing land for ponies or perhaps other livestock, or, alternatively, it may appeal to those looking to own some fantastic countryside in a peaceful position (including for private camping under the 60-day permitted development rules), yet with easy access to a train station, nearby Tavistock, Plymouth, Dartmoor and the South Devon and Cornish coasts.

SERVICES

No services are believed to be connected. There is a natural supply of water from the stream that runs along the field's western boundary. 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. Limited, variable mobile voice/data services are available, through EE, O2 and Vodafone (source: Ofcom's online service checker).

ADDITIONAL LOT

A substantial, newly refurbished character home in approx. 2.7 acres of gardens and grounds adjacent to the land is available for sale by our client. Please contact Stags for further details.

AGENT'S NOTE

1. The land is identified as having a low flood risk, according to the online Gov.uk flood risk summary service.
2. East Cornwall is well-known for its history of metalliferous mining. No mine workings or features are known to affect this property, although a shaft is recorded in the neighbouring field to the west (see our Location Plan).

LOCAL AUTHORITY

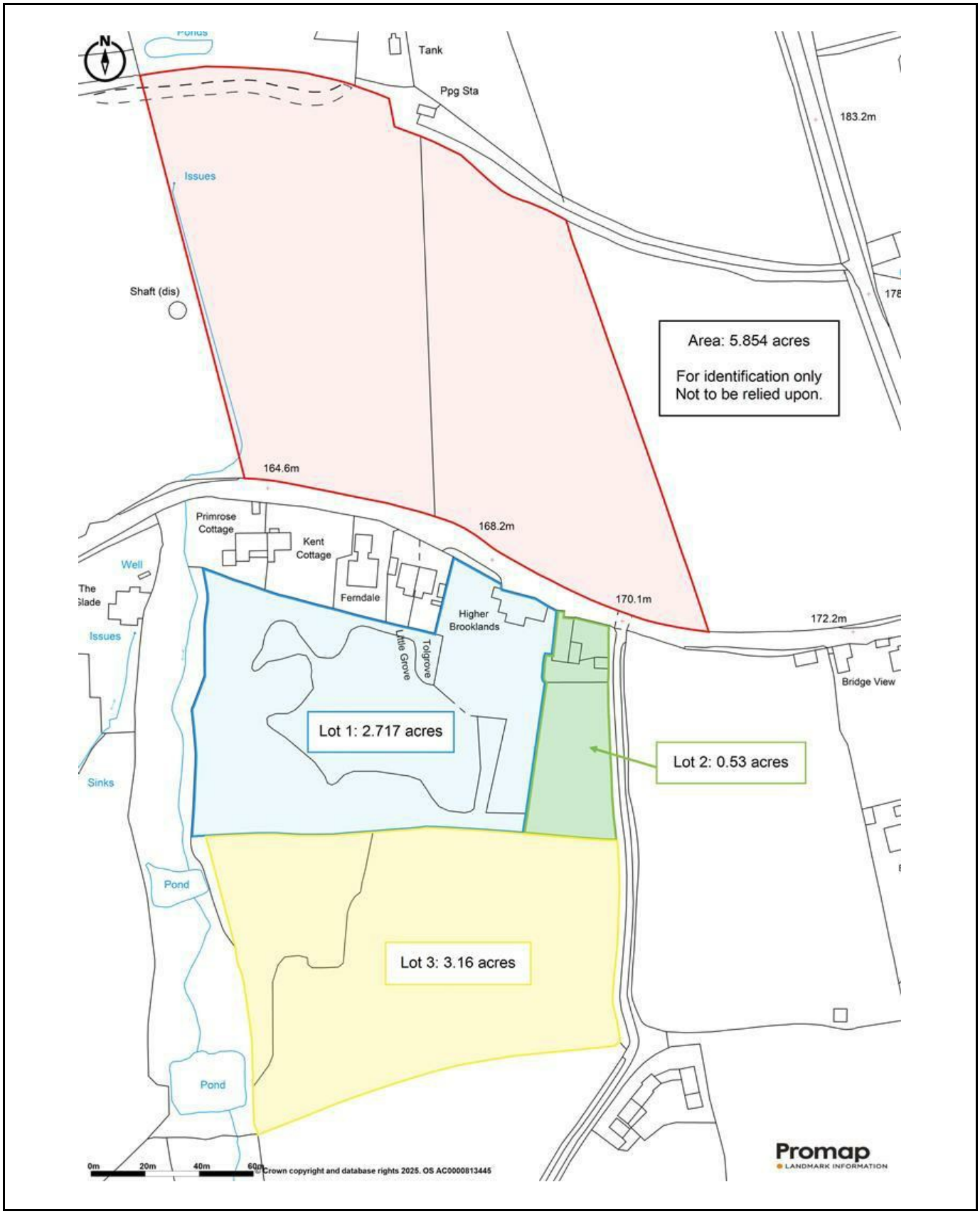
Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY T: 0300 1234100, www.cornwall.gov.uk.

VIEWINGS

Viewing of the land is strictly by prior appointment. Please call Stags Tavistock office. The What3words reference is ///strapping.shield.frantic.

WARNING

Farms and land can be dangerous places. Please take care when viewing the site, 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.