West Country Rural Ltd
Coombe Farm Cottage,
Cheriton Bishop,
Exeter, Devon,
EX6 6JL

LAND FOR SALE

Guide Price £85,000

Approx 9.27 acres (3.75ha) pasture land
Located off the A386 between Mary Tavy and Peter Tavy

T 01647 24831 E lizzie@westcountryrural.co.uk www.westcountryrural.co.uk

Company Reg Number: 10294758

SITUATION

The land is situated just outside the village of Peter Tavy on the A386 trunk road. Nearest post code PL19 9LT. The property sits just inside the boundaries of Darmoor National Park and enjoys fantastic views across the not too distant open moor.

DIRECTIONS

From Tavistock - Take the A386 north, signposted to Okehampton, for approximately 2.2 miles from the very centre of the town, the land will be on your right hand side.

From Mary Tavy—Follow the A386 south, signposted to Tavistock, for approximately 1.4 miles, the land will be on your left hand side after the bend.

The land is identified by a West Country Rural Ltd 'For Sale' board.

DESCRIPTION

The land comprises approximately 9.27 acres (3.75ha) of productive, clean, gently sloping pasture land, all within mature boundary hedgerows with well maintained stone walling to the roadside boundary, slightly set back from the road. The land has historically been grazed by sheep and cattle throughout the year and cut for hay and silage. There are two access gateways to the single field parcel and room to park a vehicle on the roadside verge adjacent to the top gate.

SERVICES

There is a mains water supply connected, electricity may be available within the public highway but interested parties are advised to make their own enquiries.

TENURE

The land is offered freehold with vacant possession available upon completion of sale, subject to 2017 grazier being given adequate notice (minimum notice of two months, grazing license expires 31st October 2017).

WAYLEAVES AND EASEMENTS

There are no known public or private rights of way affecting the property.

BASIC PAYMENT SCHEME

The property has been used to claim the Basic Payment Scheme (BPS) for scheme year 2017. The BPS Entitlements are included with the sale of the land subject to admin fee of £250 to transfer the entitlements to the purchaser, payable by the purchaser.

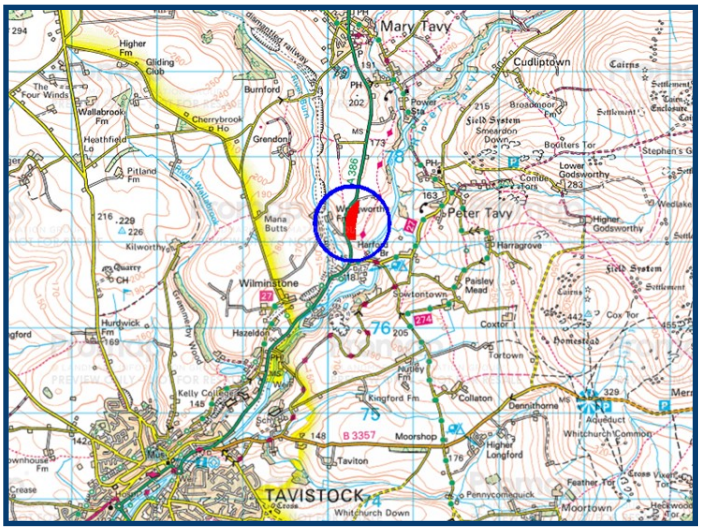
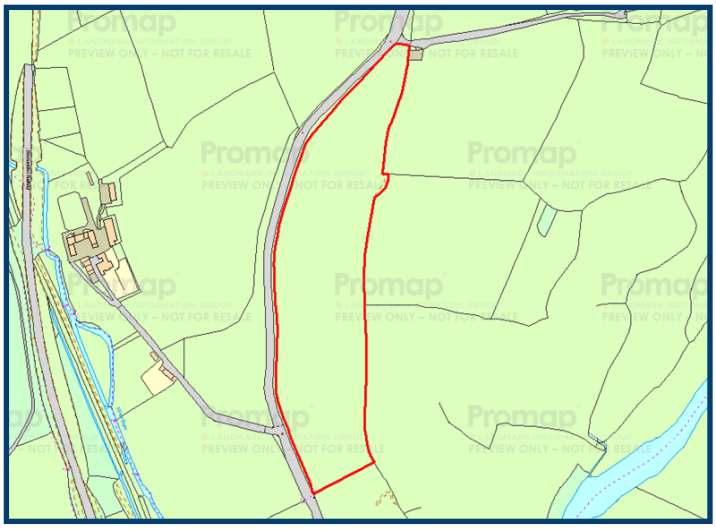
METHOD OF SALE

This land is offered for sale by **PRIVATE TREATY.** All enquiries should be directed to West Country Rural Ltd, the Agent, Lizzie Burton will be pleased to assist you phone 01647 24831 or email lizzie@westcountryrural.co.uk

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock PL19 0BZ Tel. 01822 813600

Devon County Council, County Hall, Topsham Road, Exeter Devon, EX2 4QD Tel. 0845 155 1015

VIEWINGS

Strictly by appointment with the selling agents.