

STAGS

Land at O'Dells Field , Yelverton, Devon PL20 6BW

About 14.36 acres of pasture

Yelverton 1.9 miles | Tavistock 6.4 miles | Plymouth 10 miles

• 14.36 acres of pasture • Field shelter and sand school • Access to Good Outriding • For Sale by Private Treaty • Freehold

Guide Price £185,000

01392 680059 | farms@stags.co.uk

SITUATION
The land is situated 1.5 miles to the south west of Yelverton and about 0.75 miles west from the A386, which links to Plymouth to the south and Tavistock to the north. Yelverton provides an excellent range of day-to-day amenities including a mini-supermarket, butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery.

GENERAL DESCRIPTION
The land in all extends to acres and is situated in an accessible location close to Yelverton, Crapstone and the A386. The land has been used for the grazing of horses and alpacas and would be suitable for equestrian uses (STP) or as a small holding.

GUIDE PRICE £185,000
The land extends to approximately 14.36 acres and comprises of level and gently sloping pasture, with a field shelter and sand school. Nearby Roborough Down to the east and south provides good outriding. Right of access over the access splay coloured orange for agricultural, equestrian and horticultural use only, with a new gateway to be installed, by the buyer. A new field gateway would also be required to access the two northern field parcels.

ACCESS
Access into the public highway, over the retained property coloured orange for agricultural, equestrian and horticultural use only, Contribution to maintenance 50%.
New entrance way to be created.

TENURE AND POSSESSION
The land is held freehold and is available with vacant possession on completion.

DESIGNATIONS
The land is within the Tamar Valley Area of Outstanding Natural Beauty. The land is outside Dartmoor National Park.

COVENANT
This land can only be used for agricultural, equestrian and horticultural use.

LOCAL AUTHORITY
West Devon Borough Council

SERVICES
No services connected.

SPORTING AND MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.



WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

PLANS & BOUNDARY FENCES

A 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. New fence boundary to be erected(owned) between points X and Y by the vendor, post and rail fencing with stock netting. Vendor reserves rights of access to maintain new and existing boundaries.

VIEWING

Please contact Stags Farm Agency on 01392 680059 or 01822 612458 or email farms@stags.co.uk.

DIRECTIONS

What3words
Entrance ///extreme.reserving.animate

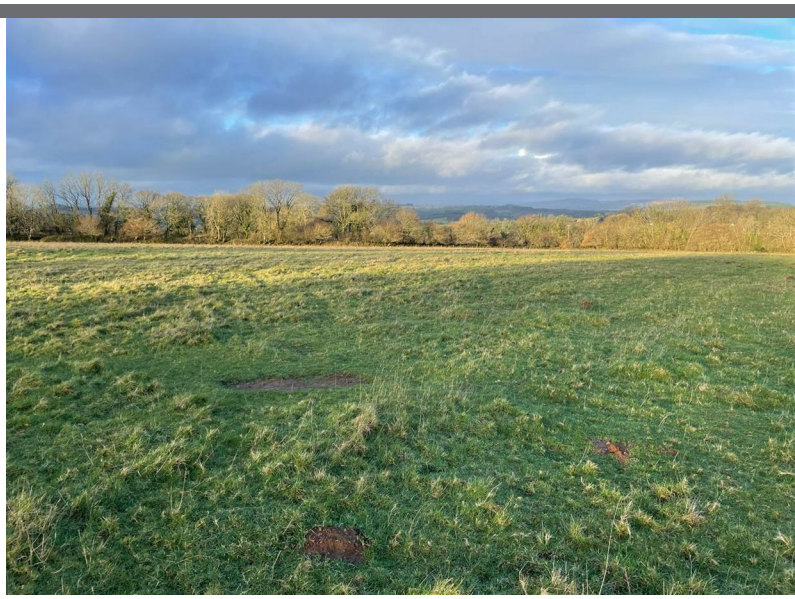
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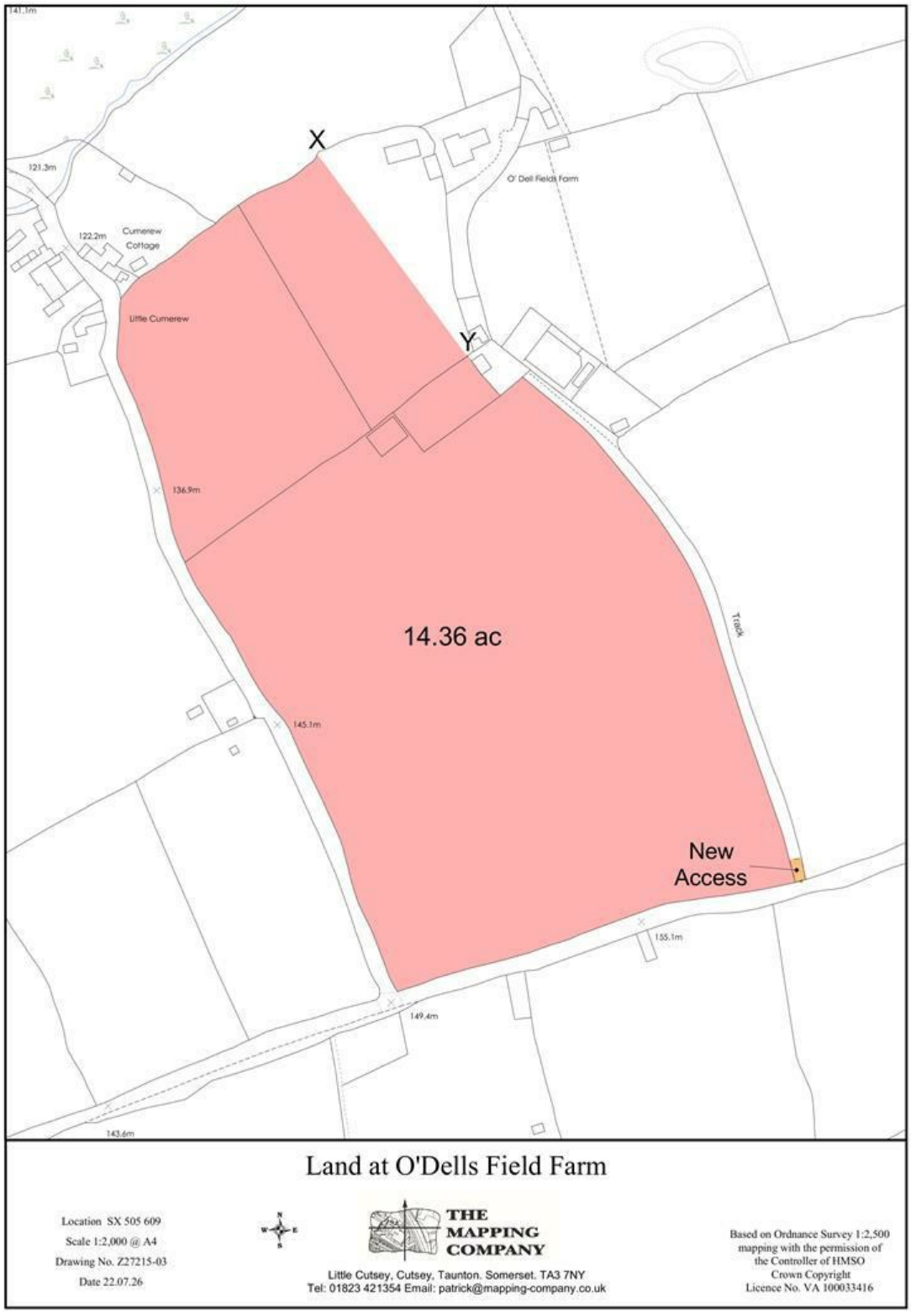
Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DISCLAIMER

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.







@StagsProperty

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