



## **Land at Cadover Bridge, Shaugh Prior, Plymouth, Devon, PL7 5HA**

**Guide price £120,000**

SITUATED IN THE HEART OF DARTMOOR CLOSE TO CADOVER BRIDGE THIS IS A 10 ACRE BLOCK OF PASTURE LAND INCLUDING AN ACCESS TRACK FROM THE COUNCIL ROAD AND A BORE HOLE WATER SUPPLY SUBDIVIDED INTO A SERIES OF PADDOCKS WITH SOME TEMPORARY TIMBER BUILDINGS. THE PROPERTY IS PRIVATELY SITUATED AND ENJOYS THE MOST WONDERFUL VIEWS OVER THE SURROUNDING DARTMOOR LANDSCAPE.





## DESCRIPTION

This is a rare opportunity to purchase a quietly situated 10 acre block of Agricultural land set in the heart of the Dartmoor National Park at the end of its own driveway with a borehole water supply. The land has wonderful views over the surrounding Dartmoor landscape and lies close to Caddover Bridge. Shaugh Prior and Yelverton.

## ACCESS

Access is available from the adjacent council road via a hardened track which also serves other properties. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

## DIRECTIONS

From Yelverton drive to Caddover Bridge. Continue along the council road for another 550 meters and the entrance for Dunstone will be found on the right hand side. Turn into this track which belongs to the land bearing left at the farmstead to the end of the track which serves the land.

## LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon, PL19 0BZ Telephone: 01822 813600

## MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

## METHOD OF SALE

The property will be offered for sale by private treaty.

## TENURE

The property is freehold and will be offered for sale with vacant possession.

## VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

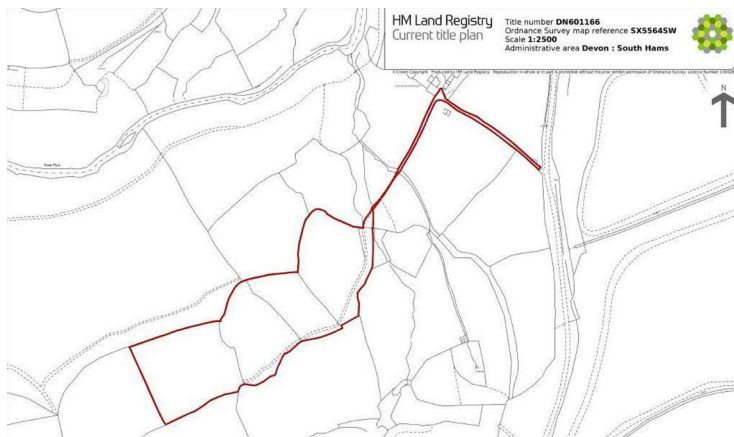
## IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on

behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This is a copy of the title plan on 11 NOV 2021 at 09:30:52. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.  
This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, see the HM Land Registry web site explains how to do this.  
HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
This title is dealt with by HM Land Registry, Plymouth Office.

