



# Lot 2



**STAGS**

Woodland On The Edge Of Mary Tavy,  
Horndon, Mary Tavy, Tavistock, PL19 9NQ

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Attractive woodland on the edge of Dartmoor National  
Park with road and river frontage.

Tavistock 4 Miles - A30 8 Miles - Plymouth 21.5 miles

- Mix of Deciduous Woodland • Former Mining Land • Road & River Frontage • Within Dartmoor National Park • Suitable for 28 Day Camping • Excellent Walking Area • Available in 2 Lots • 7.32 Acres •

Prices from £20,000

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## SITUATION

The land is situated on the edge of the Dartmoor National Park, famed for its hundreds of square miles of superb unspoilt scenery, providing many opportunities for riding, walking and outdoor pursuits. Both woodland lots lie approximately 4 miles from Tavistock which offers a comprehensive range of local and nationally owned shops, pubs and restaurants, together with supermarkets and recreational facilities.

Rich in history, the land has previously been used for mining tin and copper. Nearby lie the remains of the Wheal Friendship Mine, said to have been the largest copper mine in the world at one time. At its height the mine employed over 1000 workers, indicating its importance to the area.

The land enjoys road frontage along the minor road between Mary Tavy and Horndon and along the minor road running south from the War Memorial and is a perfect base to explore the beautiful countryside in the national park. Mary Tavy has a range of local amenities including a post office, general store, primary school, village inn, cafe and bus service to Tavistock and Okehampton. The A30 linking the cathedral cities of Truro to the west and Exeter to the east is just over 8 miles to the north.

## DESCRIPTION

The land comprises 7.32 acres of predominantly deciduous woodland with some grassy areas and areas of hard standing, a reminder of the land's mining heritage. Within Lot 2 are the remains of some former mining buildings that subject to obtaining planning consent may have some potential for alternative uses.

The land is available as a whole or in two lots as follows:

Lot 1: 3.61 acres (1.46 hectares) - Guide: £20,000.

Lot 2: 3.71 acres (1.50 hectares) - Guide: £20,000.

## ACCESS

Both lots are independently accessed off the highway.

## SERVICES

Lot 2 is naturally watered by the Cholwell Brook that runs alongside. There are no mains services connected to either lot.

## SPORTING AND MINERAL RIGHTS

The sporting and fishing rights such as are owned are included within the sale. The mineral rights have been reserved.



Lot 1

### LOCAL AUTHORITY

Dartmoor National Park Authority (DNPA), Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ, T: 01626 832 093.

### WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements, restrictive covenants or public or private rights of way. There are no restrictive covenants limiting the use of the property. A public footpath runs through Lot 1 and another runs on the far bank of the brook beside Lot 2.

### PLANS AND BOUNDARY FENCES

A plan which is not to be relied upon is attached to these sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

### WARNING

The land was previously used for mining. Please take extreme care when viewing the property, particularly on uneven ground. Please keep dogs and children under control and do not enter any fenced off areas as these may be mine shafts.

### VIEWING

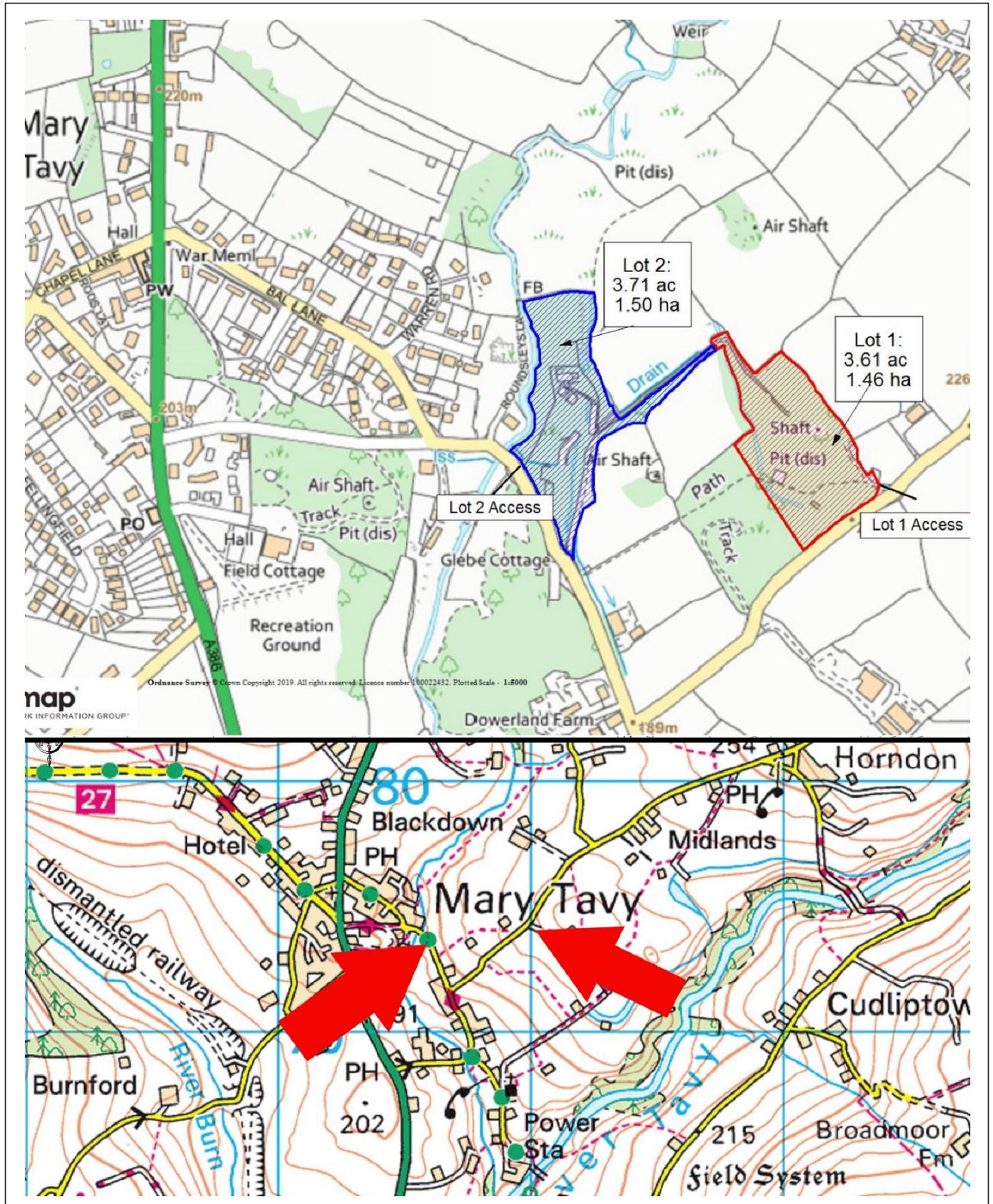
Viewing of the property is strictly by prior appointment through the vendor's appointed agents, Stags Tavistock Office.

### DIRECTIONS

Lot 1: From Tavistock, take the A386 for approximately 3.3 miles before turning right by the Mary Tavy Inn. Proceed along this road, bearing around to the left. At the next junction, turn right on a sharp corner and proceed along this minor road for around 360 metres. The land is on the left hand side of the road where there is a lay-by, a footpath sign and a metal gate. A For Sale board has been erected.

Lot 2: Again turn right off the main road by the Mary Tavy Inn. Proceed along this road, bearing around to the left. At the next junction, continue straight on for a further 270 metres and the overgrown gateway is on the right, immediately before the bridge over the stream. Please park opposite the gateway. We suggest you walk up the footpath on the far side of the bridge that runs alongside the brook. Lot 2 runs along the opposite bank and can be entered from the field on the northern side of the woodland. A For Sale board has been erected by the roadside gateway.





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