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Woodland Between Horndon/Mary Tavy, Tavistock, PL19 9PR

Two enchanting blocks of sloping woodland on the banks of
the River Tavy

Tavistock 3.5 miles A30 (Okehampton) 9 miles Launceston 15 miles

• *For Auction 8th August 2016 • Rich in Flora and Fauna • Wildlife Haven •
Long River Tavy Frontage • Secluded Position • Lot 2 Suitable For Camping •
Lot 1: 21.52 Acres • Lot 2: 4.01 Acres •

For auction £15,000 to £70,000

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SITUATION

The woodland is situated close to the edge of the popular village of Mary Tavy, to the north east of Mary Tavy Hydro-Electric Power Station, and on the northern banks of the River Tavy. There is easy access to the A386 Tavistock to Okehampton road, approximately a third of a mile to the west, which in turn links with the A30 near Okehampton, which provides a dual-carriageway link between the Cathedral cities of Truro and Exeter. The land lies between 180 and 210 metres above sea level in a very secluded and peaceful position, only interrupted by the sound of the woodland birds and the babbling waters flowing down the River Tavy.

DESCRIPTION

Lot 1 known as Eastlands Fox Tor: 21.52 acres (8.709 hectares) of sloping woodland running down to the River Tavy which runs along the south east boundary. The woodland is accessed off a private stone track which leads from the highway near Mary Tavy's hydro-electric power station over adjoining farmland. At the north eastern end of the wood, along the north western boundary is an attractive path alongside the reservoir. There are also two open areas of rough grazing/water meadows slightly to the east of the south west corner of the woodland, along the river side. Some of the areas of woodland are extremely steep with rocky cliffs. Guide: £30,000 - £50,000.

Lot 2 known as Eastlands Brimhill Tor: 4.01 acres (1.623 hectares). A pasture field with attractive sloping woodland running down to the River Tavy. This lot is accessed from Brim Hill Lane which runs from the Elephant's Nest Public House at Horndon for approximately 400 metres in a south westerly direction until it comes out at the head of the reservoir. This track, whilst being stoned, can only accommodate very narrow vehicles and quad bikes. Guide: £15,000 - £20,000.

Both parcels of woodland are attractive, predominantly broadleaf

woods with a broad mix of trees including oak, ash and sycamore. They have a diverse range of flora and fauna and in particular in late spring, are carpeted with bluebells. They are a haven for wildlife including deer, foxes and badgers, as well as many different species of woodland birds. They both enjoy very private and secluded settings and are likely to appeal to amenity and recreation purchasers wanting to own an attractive and private area of Devon countryside.

SERVICES

There are no mains services connected to the land.

ACCESS

Lot 1 is accessed from a stone track which leads up close to the hydro-electric power station. Lot 2 is accessed from the stoned track known as Brim Hill Lane, which leads from the highway adjacent to the Elephant's Nest Public House.

SPORTING AND MINERAL RIGHTS

We believe that the mineral rights are included but the fishing rights are not included. This will be confirmed within the legal pack.

RESTRICTIVE COVENANTS

The vendor is South West Water. They plan to impose various restrictions and an overage provision, further details of which are available within the legal pack. The restrictions are predominantly imposed to protect both operational and abandoned pipework and equipment, with rights reserved to inspect, repair and replace as necessary, with a restriction on any activities that will pollute adjacent water courses. The overage condition requires payment to the seller of 25% of the increase in value of the property as a consequence of receipt of planning permission for residential development or 50% for consent for a renewable energy proposal.



WAYLEAVES, COVENANTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any Wayleave Agreements in respect of electricity or telephone equipment and the property is sold subject to and with the benefit of any public or private rights of way. There are no footpaths or bridleways shown on the Ordnance Survey Plan that cross the property.

LOCAL AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon, TQ13 9JQ, T: 01626 832093
E: hq@dartmoor.gov.uk

PLANS AND BOUNDARY FENCES

A plan, which is not to be relied upon, can be found on the reverse of these particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy. There are further plans within the legal pack, which South West Water cannot guarantee the accuracy of plans showing the location of their live and redundant pipework, and shall not be liable for any loss suffered by the buyer by any such inaccuracies.

METHOD OF SALE

The land is to be offered for sale by Public Auction at 6.00 pm on Monday 8th August 2016 at Lakeside, Roadford Lake, Broadwoodwidge, Lifton, Devon, PL16 0RL. The land will be sold subject to an undisclosed reserve and the vendors reserve the right for the auctioneer to bid in the usual way on their behalf up to the reserve. The vendor also reserves the right to sell all or part of the property prior to the auction.

VENDOR'S SOLICITORS

Group Legal Services, Pennon Group PLC, Peninsula House, Rydon Lane, Exeter, Devon, EX2 7HR, FAO: Karl Bacchus, E: kbacchus@pennon-group.co.uk, T: 01392 443152 Ext: 7532

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc and is available from South West Water's Legal Department upon request. Alternatively it can be inspected free of charge by appointment at Stags Launceston Office. It is the purchaser's responsibility to make all the necessary enquiries prior to the auction.

TENURE

The land is sold freehold and is being offered with vacant possession upon completion on 19th September 2016.

VIEWING

Viewing of the property is strictly by prior appointment through Stags Launceston Office.

DIRECTIONS

Lot 1: From the centre of Mary Tavy head south along the main road towards Tavistock. Just before leaving the village, turn left beside the Mary Tavy Inn. On the corner, immediately after the narrow bridge, turn right down past the church towards the Hydro-Electric Power Station. At the entrance to the power station fork left and the gateway to the access track will be immediately on your left. Proceed as far as you can along the track, which takes you right into Lot 1. You can either proceed on foot from here along the northern edge of Lot 1 to get to Lot 2 or Lot 2 can be accessed down the stoned track leading down from the Elephants Nest Public House at Horndon. Lot 2 is on the far side of the field at the bottom of this track.

*DEFINITION OF GUIDE AND RESERVE

- Guide price(s) are an indication of the seller's expectation.
- Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.



