



Description

A fabulous opportunity to acquire a parcel of amenity/ agricultural land measuring circa 0.96 acres set in the heart of the sought after village of Lydford, with road frontage to both School Road and Rowell Cross. The land already has the benefit of a mains water and electricity supply on site as shown in light blue on the site plan connecting to plot 1, along with two outbuildings for repair/replacement. The property would lend itself to a variety of uses, occasional recreational camping/caravanning being in proximity to the Granite Way cycle path and the river Lyd, with perhaps the possibility for future development potential, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Dartmoor National Park/West Devon Borough Council planning departments.

Situated

The land is situated in the heart of the highly sought after village of Lydford, boasting a primary school, two public houses, a village shop and two castles, along with the picturesque Lydford Gorge, with further education, recreational and shopping facilities available in the market town of Tavistock circa 7 miles and readily commutable to the A30. Set within Dartmoor National Park Lydford offers excellent access to Dartmoor itself and the surrounding woodlands offering excellent walking, cycling and horse riding facilities.

Note

The Promap shown is for approximate identification purposes and is not to scale. Crown Copyright Reserved. The plan shows highlights the water supply in pale blue leading up to

the outbuildings, with the land being sold identified on the plan as plot 1 and in red.

Viewings

At any reasonable time during daylight hours and at the viewers



own risk or by appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.