



Land at Newton



Fuel Station/Mini-supermarket 1.7 miles •
Train Station 1.8 miles • Tavistock 6.7
miles • Dartmoor NP 7.5 miles • Plymouth
16.5 miles • What3words reference is
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For sale by Informal Tender, A well-presented parcel of approximately 4.13 acres of south-facing amenity land, enjoying a peaceful rural setting near Metherell within the National Landscape.

- For Sale By Informal Tender
- Closing Date 09.09.2026
- South-facing Amenity Land, approx 4.13 Acres
- Machinery Included in Sale
- Newly Installed Gated Entrance
- Established Fruit Orchard/Vegetable Garden
- Timber Shed
- Rainwater Harvesting System
- Low-Voltage Electricity Available
- Freehold

Guide Price £90,000



SITUATION

The land is situated on the outskirts of the popular village of Metherell, within the designated National Landscape (formerly Area of Outstanding Natural Beauty). Enjoying a peaceful rural setting, the property offers an attractive parcel of amenity land with good access, making it well suited for recreational, horticultural and lifestyle use.

DESCRIPTION

Extending to approximately 4.14 acres, the land comprises a gently sloping, south-facing paddock with excellent accessibility via a newly installed gated entrance. The current owners have established a small orchard with approximately 13 fruit and nut trees, including walnut, apple, pear and plum. A securely fenced vegetable garden benefits from wire mesh fencing dug into the ground to help prevent rabbits and is supplied by a rainwater harvesting system. Three storage tanks provide approximately 3,500 litres of rainwater, located adjacent to the timber shed. The boundaries include hedgerows which were professionally managed by a local contractor in 2025. There is ample space for family recreation, with room for features such as a trampoline, whilst the land offers an excellent opportunity for those seeking a ready-made smallholding or weekend retreat. Included within the sale is some machinery, providing purchasers with the equipment required to maintain the land from the outset.

SERVICES

The land benefits from a rainwater harvesting system with approximately 3,500 litres of storage serving the vegetable garden. Mains water is understood to be available within the adjoining lane, subject to the necessary consents and connection. Electricity is understood to be available adjacent to the southern boundary of the land, with low-voltage supply reportedly

available nearby, subject to the relevant statutory approvals and connection.

AGENTS NOTE

The land is sold as amenity land and is not being marketed as development land. It lies within a designated National Landscape. We understand the existing timber shed does not benefit from planning consent, and prospective purchasers should make their own enquiries with the Local Planning Authority regarding its status.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY T: 0300 1234100, www.cornwall.gov.uk.

VIEWINGS

Viewings are strictly by appointment only, please contact Stags Tavistock.

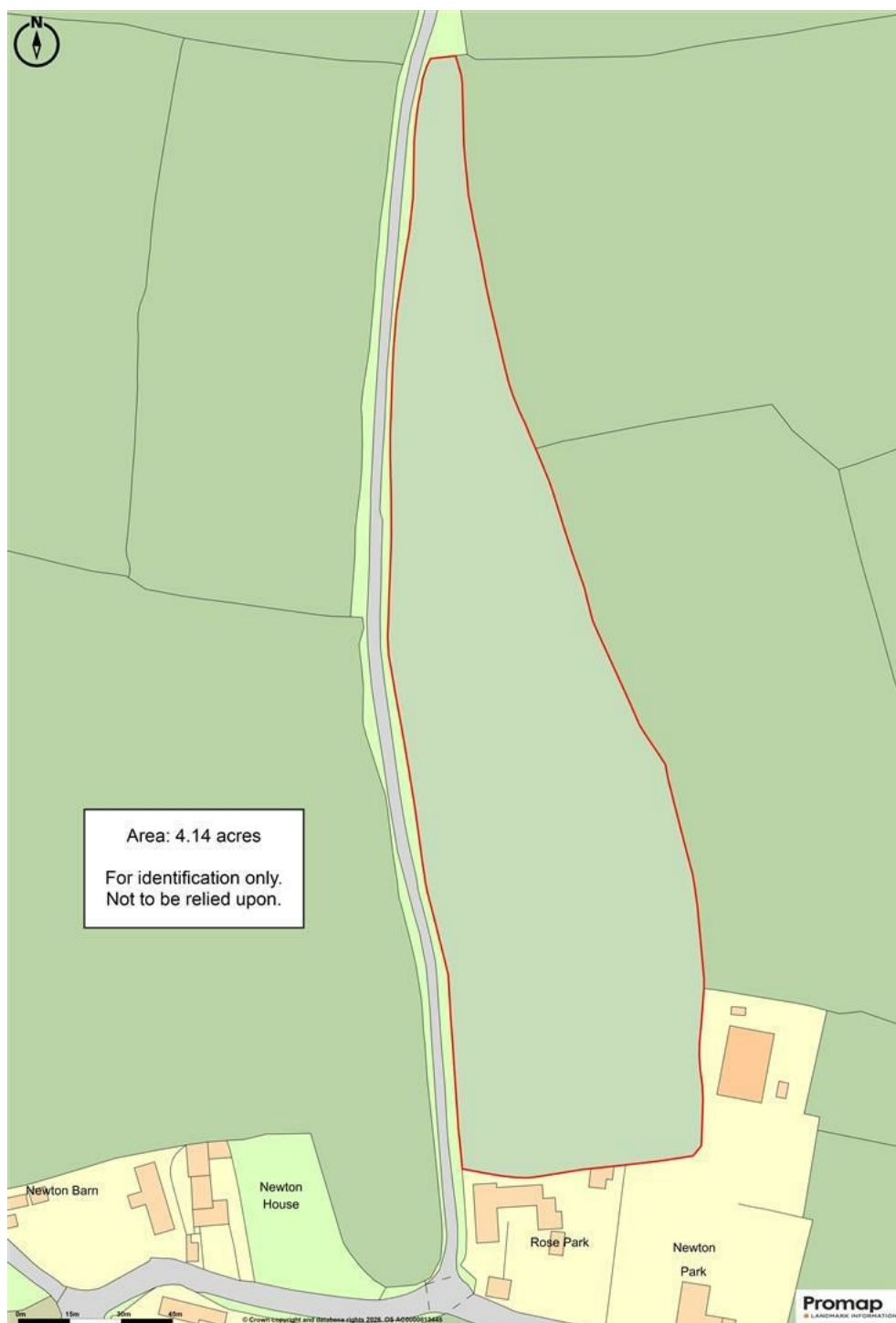
WARNING

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

METHOD OF SALE - BY INFORMAL TENDER

The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 9th September 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.





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.



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