



## Amenity Land at Coxpark , Chilsworthy, Cornwall PL18 9BA

For sale by Informal Tender, an appealing parcel of amenity land of 2.31 acres, ideal for hobby smallholding use, comprising pasture, gardens and orchard, plus several outbuildings for overhaul or replacement (STP).

Chilsworthy 0.5 miles • Fuel Station/Mini-market and Train Station 2 miles • Tavistock Town Centre 7 miles • Plymouth City Centre 17.5 miles

• For Sale by Informal Tender • Closing Weds 18.02.26, 12:00pm Midday • Interesting Parcel of Amenity Land • Fenced Paddock of 1.41 Acres • Areas of Garden and Planting • Various Fruit Trees • Timber Summerhouse • Several Dilapidated Buildings and Caravans • 2.31 Acres in All • Freehold

Guide Price £85,000

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## SITUATION

Set amongst the verdant surroundings of the Tamar Valley National Landscape (formerly AONB), this property is located in the idyllic setting of Coxpark, close to the village of Chilsworthy, enjoying an attractive outlook over the Tamar Valley itself. There are plenty of walks and trails available nearby, offering numerous opportunities to explore the region's rich heritage.

The nearby villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities, including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 45-minute journey).

Tavistock, 6.5 miles to the east, is a thriving market town on the edge of Dartmoor National Park, forming part of a designated UNESCO World Heritage Site, and offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 17 miles to the south. The city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

## DESCRIPTION

This is a very rare and interesting opportunity to acquire a peacefully located and hugely appealing parcel of amenity land, ideal for use as a hobby smallholding. The land has good road access and

space for parking, and extends to some 2.31 acres in all, encompassing a fenced paddock of approximately 1.41 acres, areas of garden and ornamental planting, light woodland, a fruit and vegetable patch, and an orchard containing a variety of fruit trees. Additionally, there are several useful outbuildings, now in need of repair or replacement, subject to any necessary consents, including corrugated stores, a stable, two dilapidated caravans and, most notably, a timber summerhouse. The summerhouse has been arranged as a sitting room, encompassing a small kitchenette area with an LPG hob, plus a "bedroom", WC and an outdoor shower (also heated using the LPG). The site would lend itself to general amenity, recreational or private camping use (under the 60-day permitted development rules), or as accommodation land for horses, sheep or various other livestock.

## SERVICES

There are no services connected directly to the site, although it is understood that a supply of water is taken from the neighbouring property to the south. Our clients have used a generator on-site for electricity to the summerhouse. LPG-fired hob and outdoor shower. Purchasers should satisfy themselves in every respect as to the availability, capacity and cost of any services that they may wish to connect, before exchanging contracts. No broadband is connected to the site. Limited, variable mobile voice/data services are available through EE, Three and Vodafone (source: Ofcom's online service checker).



## AGENT'S NOTES

1. The land is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist in proximity to the site.
2. There are no planning consents benefitting the site. The summerhouse is understood to have been in situ for over ten years.

## METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale as a whole by Informal Tender. The closing date for tenders to be submitted is Wednesday, 18th February 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 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.

## LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

## WAYLEAVES 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 also subject to, and with the benefit of, any public

or private rights of way. No public or private footpaths are understood to cross the land.

## TENURE AND COMPLETION

Freehold, with vacant possession upon completion.

## PLANS AND BOUNDARY FENCES

An indicative plan, which is not to scale, is included with these sale particulars. The vendor shall not be called upon to define the ownership of boundary fences.

## VIEWINGS

Viewing of the land is strictly by prior appointment. Please call Stags Tavistock office. The What3words reference is //custom.acclaimed.exits.

## WARNING

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





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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.