



Land and Barn at Tavistock Cross , Denham Bridge Road, Bere Alston, Devon PL20 7EF

For sale by Informal Tender, an attractively and conveniently located parcel of pasture land and a 69' x 24', 6-box stable barn with attached hay store, 6.20 acres in all.

• For Sale by Informal Tender • Closing Weds 15/10/25 at 12:00pm • Single Pasture Field of Approx. 6 Acres • 69' x 24' Blockwork Stable Barn • Up to 6 Loose Boxes and Workstation • Attached Hay Store, Rainwater Harvesting • Superb Equestrian Potential, Other Uses STP • Attractively Easterly Views of Dartmoor • Picturesque, Accessible Location • Freehold

Offers In Excess Of £110,000

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SITUATION

This parcel of land is located in a peaceful and picturesque yet accessible countryside setting, just outside of the village of Bere Alston, within the Tamar Valley National Landscape (formerly AONB). Many walks, bridlepaths and riding trails are available nearby, including at Denham Woods, 1 mile to the east. The highly desirable market town of Tavistock is around 6 miles to the northeast, and open moorland is available at Roborough Common, 4 miles to the east. The city of Plymouth, with its coastal access, is around 11.5 miles away (via Denham Bridge), whilst Bere Alston also offers a direct rail link to the city centre.

Bere Alston is well-served by amenities including a Co-op mini-market, a convenience store, a butcher's, a public house and a Post Office. One mile further is the desirable hamlet of Weir Quay, with its boatyard, sailing club and public slipway to the river Tamar. The verdant wooded banks of the Tamar Valley, along the Devon/Cornwall border, offer superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock, forming part of a designated World Heritage Site, offers a superb range of shopping, recreational and educational facilities, and leads onto the full expanse of Dartmoor National Park.

DESCRIPTION

A single enclosure of pasture amounting to approximately 6 acres, accompanied by a detached stable barn measuring approximately 69'0 x 24'3 and an attached hay store. The land is mainly enclosed by natural hedging and Devon banks, and slopes very gently from south to north with good natural drainage. The site also enjoys an attractive easterly outlook towards Dartmoor. In need of some light repair in places, the barn is of blockwork construction on a concrete base, with largely blockwork internal divisions, beneath a corrugated roof. Internally, it is arranged with up to six loose boxes and a workstation measuring 15'5 x 9'9, and there is a very useful, large internal walkway and a cupboard with fitted saddle racks. The hay store is of timber construction. Externally, there are four rainwater harvesting tanks to the rear of the barn.

The measurements of the boxes are as follows:

- 11'11 x 11'8
- 11'9 x 11'8
- 15'2 x 11'8 narrowing to 10'6
- 11'4 x 10'0
- 11'3 x 9'6
- 12'6 max x 9'6 max (irregular shape)



The site has obvious, excellent equestrian or smallholding potential, but could also serve other recreational purposes or offer commercial opportunities, all subject to any necessary consents or approvals that may be required.

The land has good access from the public highway via a 5-bar gate in the southern corner of the site.

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, 15th October 2025, 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.

SERVICES

No services are connected. Water can be supplied to the barn from the rainwater harvesting tanks.

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon. PL19 0BZ T: 01822 813600, www.westdevon.gov.uk.

WAYLEAVES AND RIGHTS OF WAY

The land 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 rights of way are believed 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 property is strictly by prior appointment. Please call Stags Tavistock office. The What3words reference is [///cobble.delays.unusable](https://www.what3words.com/cobble.delays.unusable).

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.