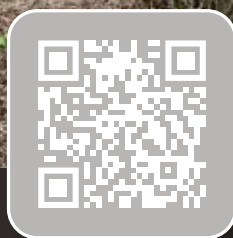




Land at Fore Street, Ugborough, PL21 0NP

CHRISTOPHER'S  
— SOUTH HAMS —





## Land at Fore Street, Ugborough, PL21 0NP

Christopher's South Hams are pleased to offer to market a plot of amenity land in the sought after village of Ugborough measuring just under a third of an acre.

There are the remains of two outbuildings (not dwellings) on the land and we believe that the plot was previously used as a 'market garden'. The plot enjoys some stunning views across the open South Hams countryside and subject to any relevant consents has the potential to offer itself to a variety of uses.

Any interested parties are strongly advised to make independent enquiries with the local planning authority in this respect.

### Key Features

0.28 acre (0.11 ha) of Amenity Land

Stunning Views

Edge of Village Location

### Situation & Amenities

Ugborough has a rich history that dates back to the Domesday Book. Life revolves around the village square where sheep and cattle markets were once held and where the popular annual fair still takes place every July. The square is overlooked by the 12th century St Peter's Church and the granite tower, which replaced the smaller medieval tower in the 16th century, can be seen from miles around – a truly iconic landmark.

A short walk from the square takes you to the cornerstones of village life – the parish hall, the pre-school and primary school (feeding into Ivybridge Community College), local businesses and two excellent pubs, The Ship Inn and The Anchor Inn spoiling you for choice. Ugborough is a virtual oasis in the middle of open farmland in a beautiful corner of the South Hams.

The Salcombe and Yealm estuaries are a favourite with sailors and there are safe swimming and surfing beaches close by providing great water sports opportunities. For more comprehensive shopping and medical facilities, there is Ivybridge to the west and Modbury to the south. Both Plymouth and Exeter are within easy commuting distance via the A379 or A38 or indeed Ivybridge's own train station which also offers mainline services to London.

#### Services

As far as we are aware there are no services connected to the land.

#### Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** N/A

#### Tenure

Freehold.

#### Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550









## Energy Efficiency Rating



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