



D. R. Kivell  
COUNTRY PROPERTY

Land Part Meavy Barton  
Meavy, Devon



## Land Part Meavy Barton, Meavy, Yelverton, Devon, PL20 6PJ

85 acres (35.230ha) of level or gently sloping pasture in a ring fence in 10 easily manageable enclosures on the edge of Meavy Village. 950 metres of the river Meavy with fishing rights, road frontage and 87 units common grazing rights.

**Meavy** 0.5 miles  
**Yelverton** 1.5 miles  
**Tavistock** 7 miles  
**Plymouth** 10 miles

 85 Acres



The Land Part Meavy Barton is situated on the western edge of Meavy village, in the Meavy Valley in the Southwest area of the Dartmoor National Park. Yelverton is 1.5 Miles to the Northwest, Tavistock is 7 miles to the North and Plymouth is 10 miles to the South.

### The Land

The land extends to 85.94 acres (35.20ha) of level or gently sloping pasture in ring fence and is divided into 10 easily manageable fields enclosed with road frontage along the northern, northeastern and southwestern boundaries. The River Meavy passes through the southernmost field, benefitting from double and single bank fishing rights. The land is served by natural water from the River Meavy and it's tributary streams.

### Common Grazing Rights

The land benefits from common rights to graze 87 livestock units on Lynch Common and Yennadon Down.

### Fishing Rights

A section of the River Meavy is owned for approximately 950 metres which passes through the land with approximately 750 metres of double bank fishing and 200 metres of single bank fishing.

### B.P.S Delinked Payment

The B.P.S delinked payments relating to the land are included in the sale.

### Tenure

Freehold with vacant possession on completion

### Local Authorities

**Dartmoor National Park Authority**, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. 01626 832093

**West Devon Borough Council**, Kilworthy Park, Tavistock, Devon, PL19 0BZ. 01822 813600



### Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. As livestock are present on the land all viewings are to be accompanied without exception.

### Directions

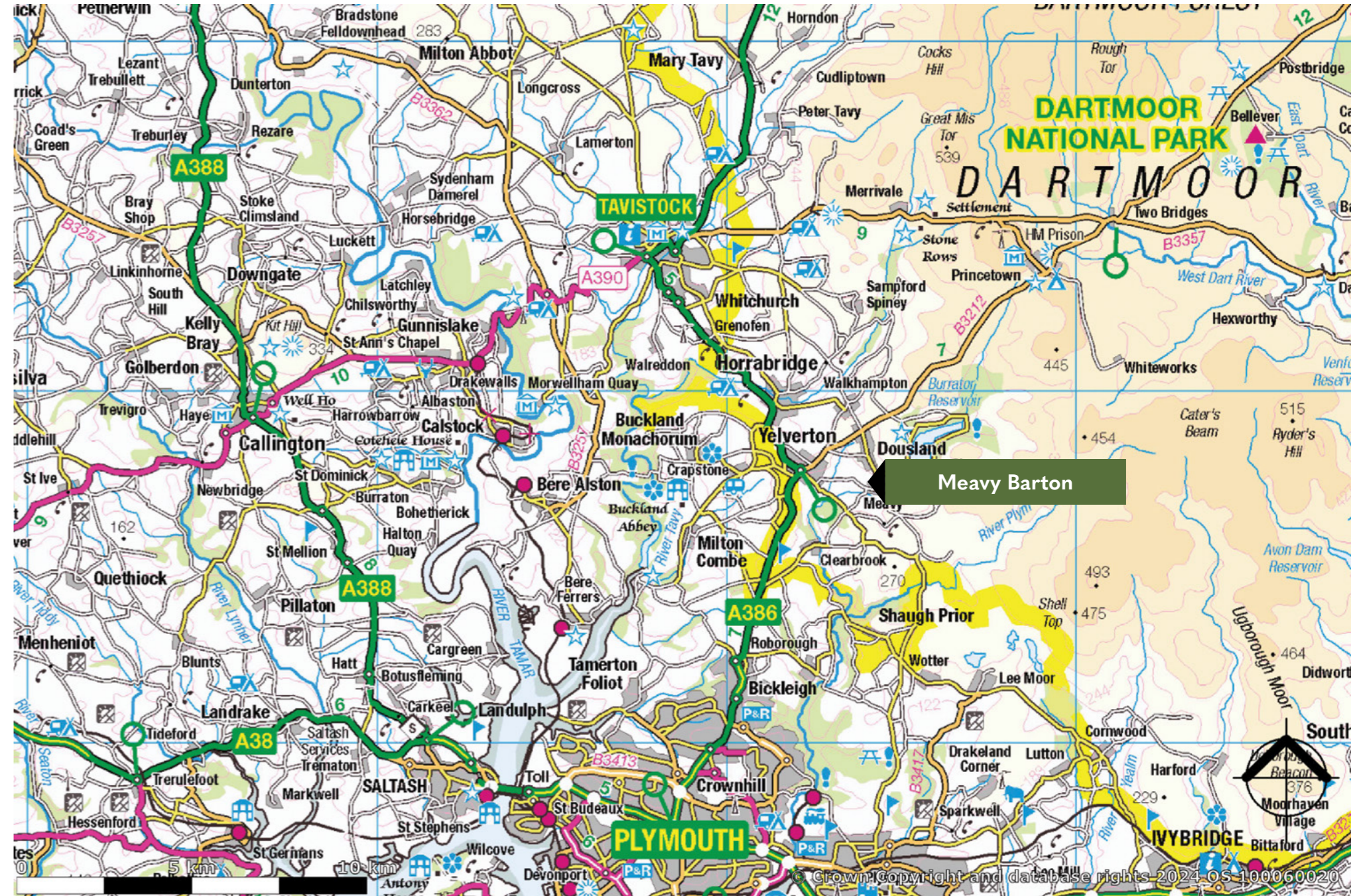
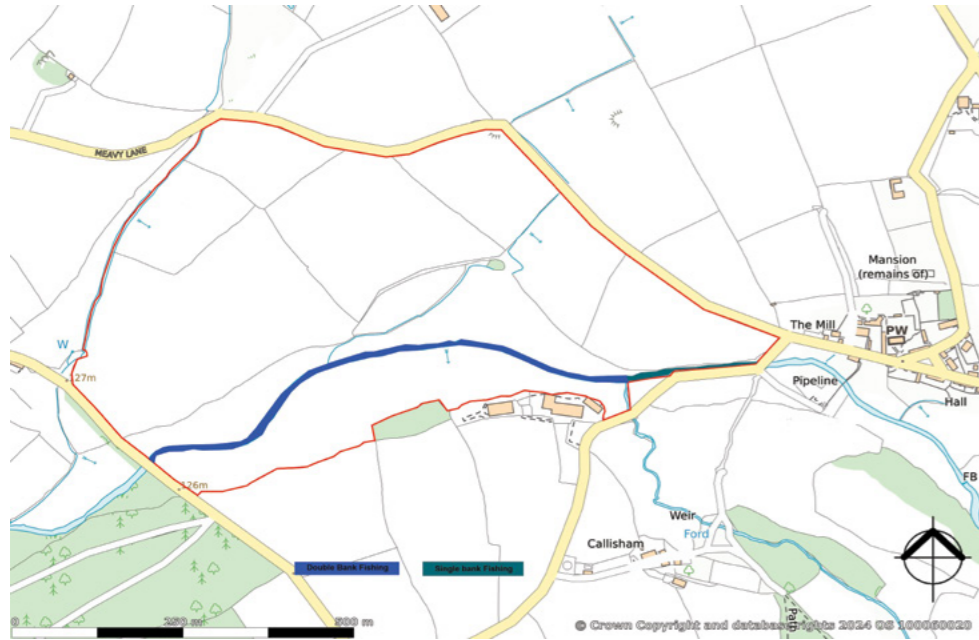
From Yelverton roundabout take the A386 towards Plymouth, then immediately left onto Meavy Lane, proceed for approximately half a mile and turn left continuing on Meavy Lane. Continue towards Meavy for approximately 1 mile and the land is found on the right clearly marked by D. R. Kivell Country property For Sale boards.

### What3words Location Finder

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### Agent's Notes

There are not any services connected to the land. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All figures, measurements, floorplans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements, and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





DRK

Tel 01822 810810

Email [sales@drkivell.co.uk](mailto:sales@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock, Devon PL19 0NW  
121 Park Lane, Mayfair, London W1K 7AG

