

## Land at Dunstone

### Shaugh Prior, Plymouth, Devon, PL7 5EW

68 acres (27.52ha) of level or gently sloping productive grassland in a ring fence. Road frontage. Natural water. Common Grazing Rights.

**Shaugh Prior 1.4 Miles Plympton 5.5 Miles  
Plymouth 9.5 Miles Yelverton 4.5 Miles**

The land is located on the southwest edge of Dartmoor, 0.75 of a mile to the east of Shaugh Prior village. Clearbrook is 3.5 miles northwest and Plymouth is approximately 9 miles south.

#### The Land

The level or gently sloping productive grassland extends to approximately 68 acres (27.52 ha) of grassland in 6 fields enclosed within Devon bank hedges and Post / wire fences. The land benefits from natural water drinking reservoirs, road frontage and common grazing rights.

#### Services

**Water** – Natural water

#### Common Grazing Rights

The land has 65 livestock common grazing units on the "Forest of Dartmoor" CL164.

#### Tenure

The land is offered for sale freehold with vacant possession on completion.

#### Local Authority

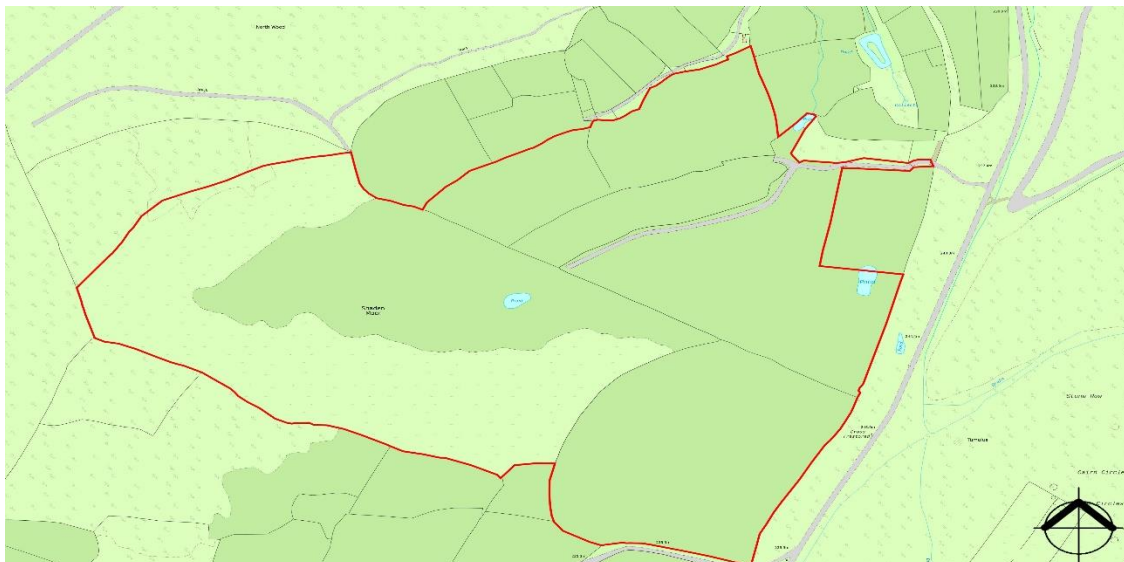
**South Hams District Council**, Follaton House, Plymouth Road, Totnes, TQ9 5NE 01803 861234



D. R. Kivell  
COUNTRY PROPERTY







## Viewing Arrangements

Strictly by arrangement with D. R. Kivell Country Property. All viewing must be accompanied as livestock are present on the land. 01822 810810.

## Directions

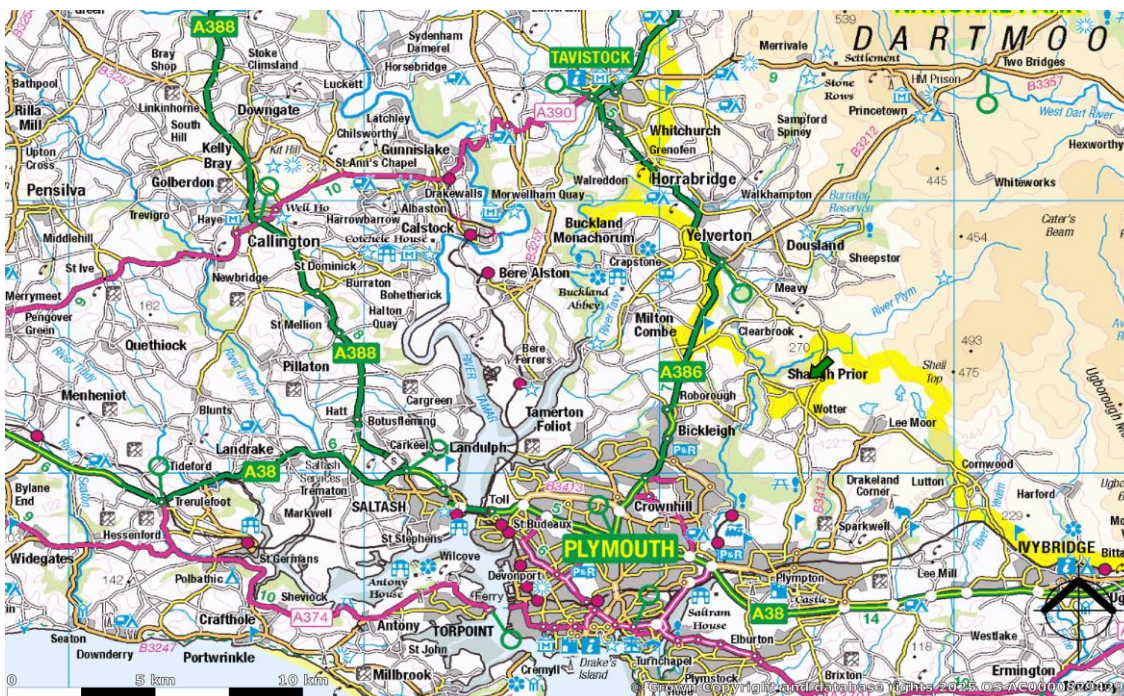
From Yelverton roundabout take the left turn onto Meavy Lane towards Cadover Bridge. After crossing the bridge proceed for 1 mile where the land will be found on the right clearly indicated by a D. R. Kivell "For Sale" board.

## What3words Location Finder

///above.hills.metals

## Agent's Notes

None of the services have been tested by the selling agent. Any maps used on the details are to assist identification of the land 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, land plans 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 land but do not constitute any part of any offer or contract. The land 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.



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