



Land Alongside the River Meavy , Hoo Meavy, Clearbrook, Devon PL20 6JB

An attractive and appealing parcel of riverside amenity land of 3.33 acres, with single and double-bank fishing rights, in a beautiful wooded setting near open moorland.

Open Moorland 500 yards • Public House 0.3 miles • Yelverton 2 miles • Tavistock 7 miles • Plymouth City Centre 8.5 miles

• 3.33-acre Parcel of Riverside Amenity Land • Fenced Paddock of 2.38 Acres • Single and Double-bank Fishing Rights • Vehicular Access and Scope for Parking • Peaceful, Private and Sheltered Position • Ideal for Private Amenity or Camping Use • Equestrian Potential • Moorland Outriding Nearby • Accessible from Tavistock, Yelverton and Plymouth • Freehold

Guide Price £65,000

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SITUATION

This appealing parcel of riverside amenity land is situated in a peaceful, private and sheltered position between the settlement of Hoo Meavy and the moorland village of Clearbrook, within Dartmoor National Park. Open moorland is accessible within 500 yards to the west and half a mile to the east, providing incredible opportunities for active families and those with an outdoors-oriented lifestyle, and particularly those with equestrian interests. Clearbrook provides a public house and a village hall, and is known for its thriving community spirit.

Yelverton, 2 miles away, is an extremely popular and sought-after village on the fringe of Dartmoor, providing an excellent range of day-to-day amenities with the parade of shops featuring a mini-supermarket, local butchers, delicatessen, cafe and pharmacy, whilst the village also has a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. The thriving market town of Tavistock, 7 miles to the north, offers extensive further facilities, whilst Plymouth city centre is some 8.5 miles to the south and offers the added attraction of its coastal access and a mainline rail service to London, with the A38 providing road links to the M5 at Exeter.

DESCRIPTION

This is an exceptionally rare opportunity to acquire an attractively located and hugely appealing parcel of amenity land with significant frontage to the river Meavy, including, we are advised, both single and double-bank fishing rights. The land extends to some 3.33 acres in all, encompassing a fenced paddock of approximately 2.38 acres, a section of the river itself and part of the far bank, an access track and a further area of natural verge alongside the track, which could provide space to create off-road parking. The paddock itself is mostly laid to pasture, and there is a small wooded glade in the southern section of the site, within which is a natural spring which flows into the river. There is access to the river for fishing or paddling from a couple of sand and pebbled point bars. The site would lend itself to general amenity, recreational or private camping use (under the 60-day permitted development rules), and has also been used as accommodation land for horses.

SERVICES

No services are believed to be connected. There is a natural supply of water from the spring and the river. 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, O2 and Vodafone (source: Ofcom's online service checker).

AGENT'S NOTES

The land is identified as having a high flood risk from the River Meavy, according to the online Gov.uk flood risk summary service.

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon. PL19 0BZ T: 01822 813600, www.westdevon.gov.uk. The property falls within Dartmoor National Park and is subject to the park's own Planning Authority, www.dartmoor.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. The property is understood to benefit from a right of way over the access track from the public highway. A public footpath runs the length of the track and therefore crosses the property. Several private residences, to the north, also use the track for access and therefore benefit from rights of access over the property.

TENURE AND COMPLETION

Freehold, with vacant possession upon completion.

PLANS AND BOUNDARY FENCES

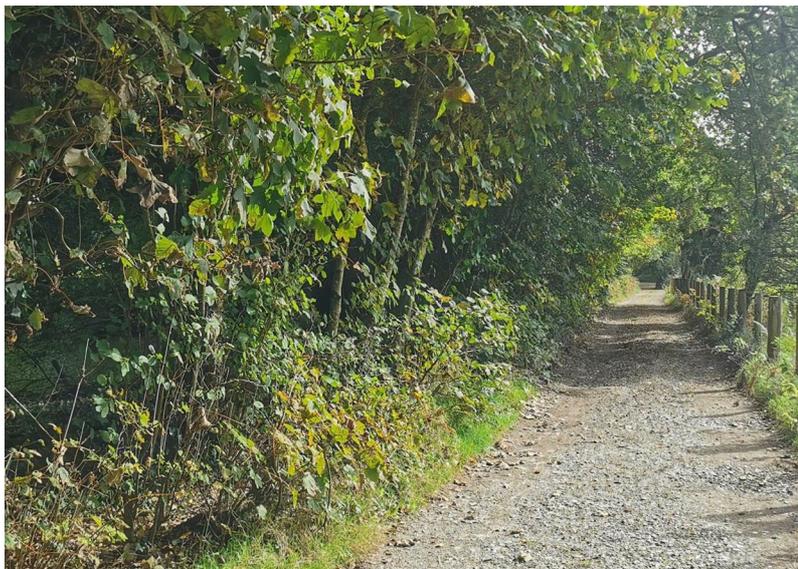
An indicative plan, which is not to scale, is included with these sale particulars. The vendor shall not be called upon to define the ownership of boundary fences.

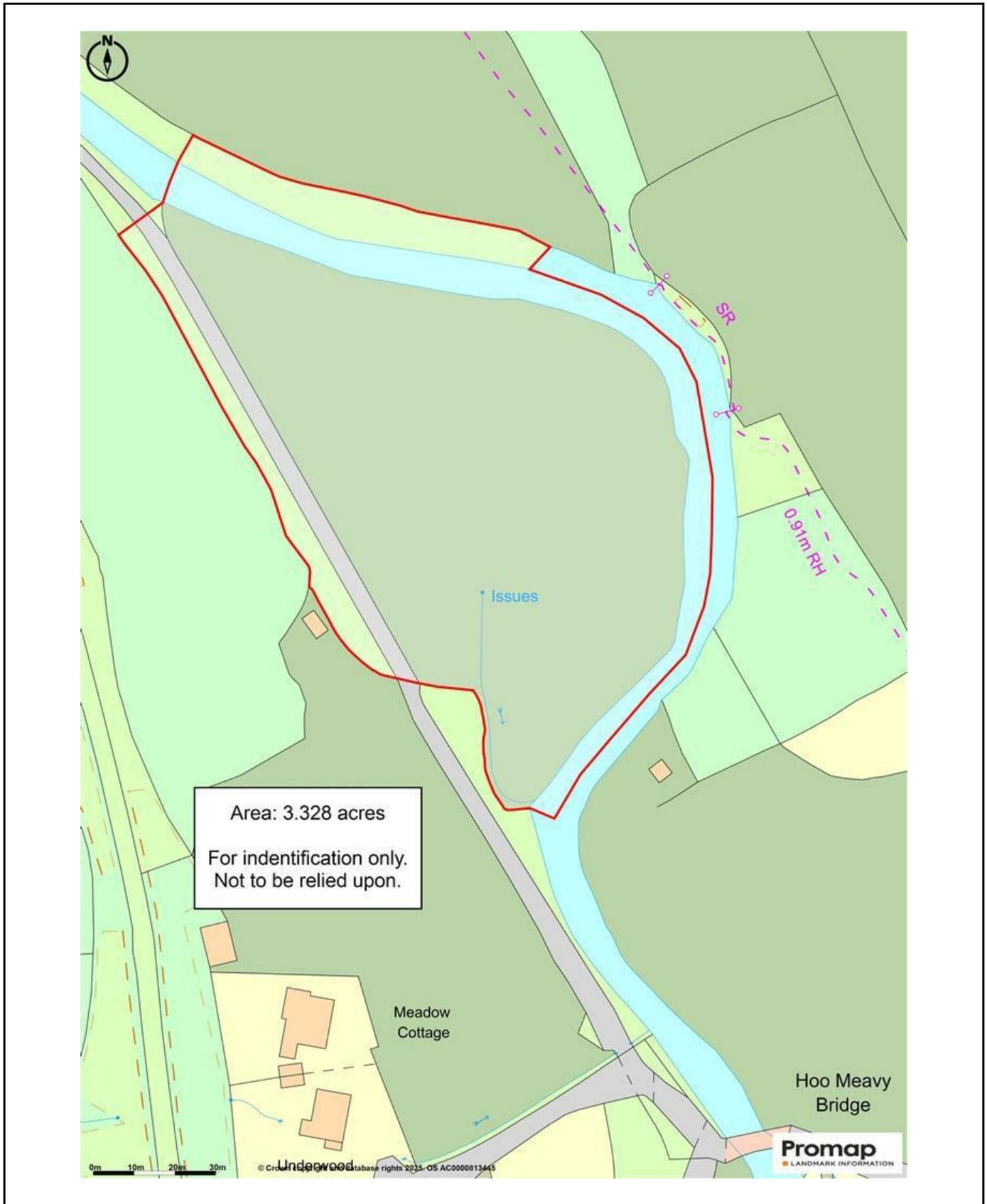
VIEWINGS

Viewing of the land is strictly by prior appointment. Please call Stags Tavistock office. Viewers are advised to park at the entrance to the access track, where there is ample space to pull in off the highway. The What3words reference is [///rifled.snippets.police](https://www.what3words.com/rifled.snippets.police).

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.