



 mansbridgebalment

LOWER GOODAMEAVY    Guide £50,000

## Land at Lower Goodameavy, PL6 7AP

### SITUATION AND DESCRIPTION

A most attractive parcel of land adjoining the western banks of the River Meavy within the fringes of Dartmoor National Park.

Approximately 4 acres in all, the land lies to the north of Goodameavy bridge and is one of the most picturesque stretches of land in the area. Winding alongside the river with the former GWR line from Plymouth to Yelverton, now part of the National Cycle Network, bordering the western side, the land is predominately meadow/pasture with a small area of woodland on the northern side. The land registry title number is DN532602.





### AGENT'S NOTE 1:

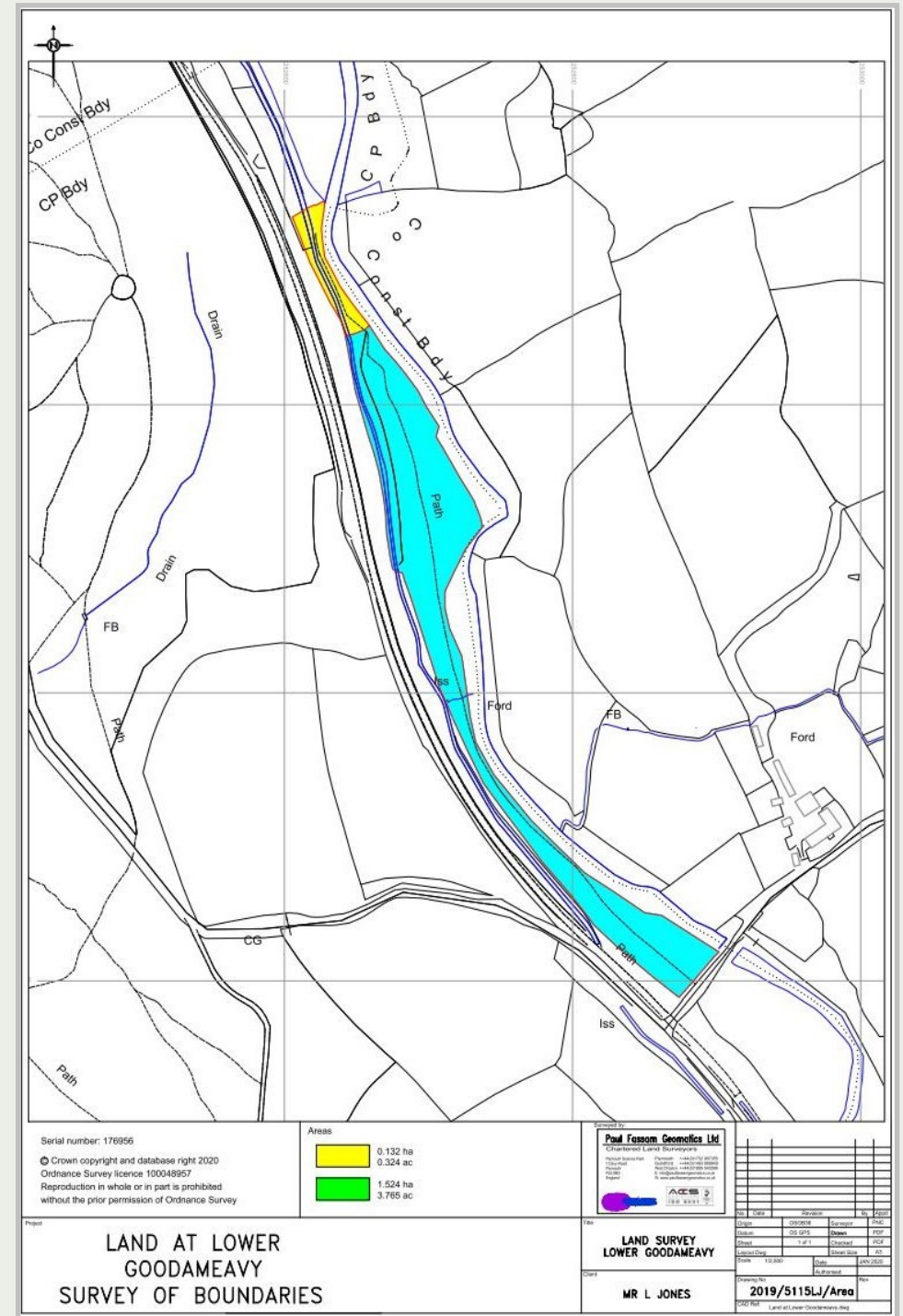
Attached Rights: Under the Commons Registration Act 1965, the property provides the land owner the right of common to graze 2 units NFU Scale over Roborough Down. The property does not include any part of the bed or waters of the river. The property is not to be used for any non-agricultural use.

### AGENT'S NOTE 2:

Public Right of Way: A public footpath runs through the property.

### VIEWING

No appointment is necessary. There is access to the land just before the river bridge, on the western side of the river. If there are any queries please contact the office at Yelverton on 01822 855055.



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\* PL19, PL20, EX20