



23 Acres, Land at Clawton, Holsworthy, Devon, EX22 6PS

Guide price £180,000

A ROADSIDE BLOCK OF TWO PERMANENT PASTURE ENCLOSURES IN THE PARISH OF CLAWTON JUST SOUTH OF HOLSWORTHY. THE LAND IS LEVEL OR GENTLY SLOPING RUNNING DOWN TO A STREAM BORDER AND HAS DIRECT QUIET COUNCIL ROAD ACCESS.



ACCESS

Access is available from the adjacent quiet council road. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

From Holsworthy travel south out of the town and turn left along Staddon Lane before leaving the town. Follow this road and turn right after 1 mile and follow this road for a further 1.75 miles where turn left and follow the road until you approach a sharp right turn where the entrance to the land will be found on the right hand side.

FINANCIAL SERVICES

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the

property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only edged in Red.

METHOD OF SALE

The property will be offered for sale by private treaty.

TENURE

The property is freehold and will be offered for sale with vacant possession.

