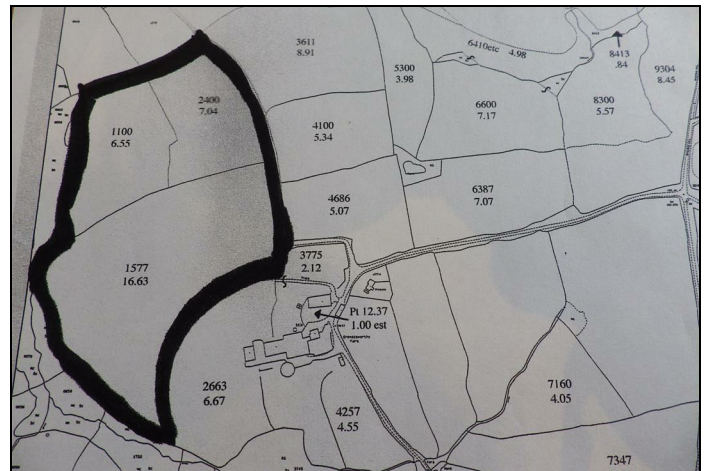


Land at Grendisworthy Farm Clawton, Holsworthy, Devon, EX22 6PL



Price guide £275,000

Situation.

The land at Grendisworthy occupies a peaceful rural position just a few miles south of Holsworthy.

The traditional market town has a comprehensive range of shopping, schooling, banking and recreational facilities as well as a weekly livestock market and pannier market.

Description.

The land extends to approximately 30.22 acres and comprises of mainly level/gently sloping productive pasture land, natural hedge borders and metal five bar gated entrance onto a quiet country lane.

Tenure.

Freehold with vacant possession upon completion.

Land Plan.

The plan of the land is based on Land Registry documents and are not guaranteed. Any purchaser must satisfy themselves as to their accuracy.

Boundaries.

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or interpretation of them, the question shall be referred to the vendor's agents whose decision acting as the experts shall be final.

Easements, Wayleaves, Rights of Way.

The land is offered for sale subject to and with the benefit of all matter contained in or referred to in the Property Charges Register of the registered title, together with all public rights of way, wayleaves, easements and other rights of way, which cross the property.

Directions.

From Holsworthy take the A388 heading south. Turn left onto Staddon Road. Turn Right signposted Grendisworthy. Follow the road until reaching the Howes Estates 'For Sale' board on the right.

Viewing.

Viewing is strictly by appointment only. Please call 01409 253946 to arrange a viewing.

Disclaimer.

The particulars are set out only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. Purchasers should not rely on them for accuracy and must satisfy themselves by inspection.