

## Land at Muckworthy, Ashwater, Beaworthy, Devon EX21 5UR

**Holsworthy 7 Miles Launceston 13 Miles  
Okehampton 14 Miles**

89.79 acres (36.33 ha) of level or gently sloping grassland and a small area of woodland in two ring fenced lots with the benefit of natural water and road access. Lot 1: 35.50 acres (14.36 ha) of productive pasture and woodland. Lot 2: 54.29 acres (21.97 ha) of productive pastureland.

### **Situation**

The market town of Holsworthy is less than 7 miles away to the northwest and provides a range of domestic, commercial and leisure facilities. The A30 at Okehampton is 14 miles to the southeast.

The land extends in all to approximately 89.79 acres (36.33 ha) of pastureland in two ring fenced lots of level or gently sloping grassland and a small area of woodland.

LOT 1: Extends to 35.50 acres (14.36 ha) of level or gently sloping grassland with a small area of woodland and a natural water supply in a ring fence. LOT 2: Extends to 54.29 acres (21.97 ha) of level or gently sloping grassland in a ring fence with a natural water supply.

### **Services**

**Water** – Natural water supply

### **Tenure**

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

### **Local Authority**

Torridge District Council, Riverbank House, Bideford, Devon EX39 2QG. Tel: 01237 428700.

### **Viewing Arrangements**

Strictly by arrangement with D. R. Kivell Country Property. All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden as livestock are present. Tel: 01822 810810.

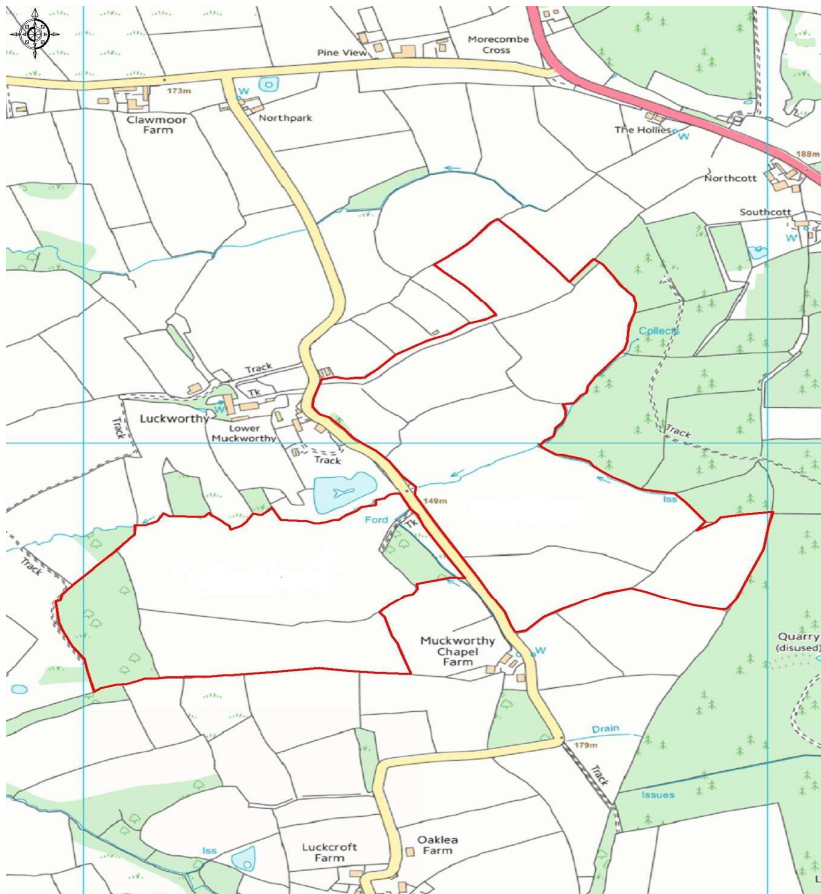
**D. R. Kivell**  
COUNTRY PROPERTY



*Photographs taken 2014*





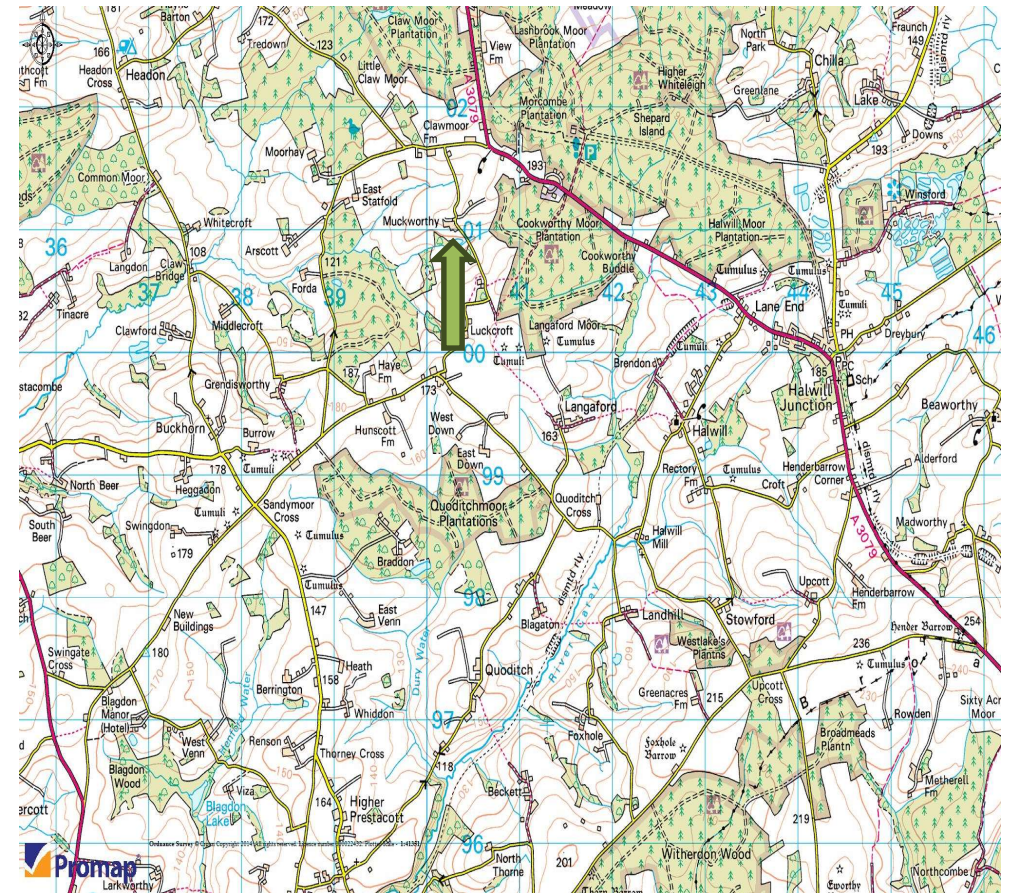


## What3words Location Finder

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## Directions

From the A30 at Sourton, take the A3079 in the direction of Holsworthy and Bude. Proceed through Halwill Junction and continue along the A3079 for approximately 4 miles take the left hand turning signed to Muckworthy. Continue on this road for approximately  $\frac{3}{4}$  of a mile and the land will be clearly marked by D. R. Kivell Country Property for sale sign.



## 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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