

## Land & Building at North Thorne

### Thornbury, Holsworthy, Devon, EX22 7DE

20.80 acres (8.40 ha) of level or gently sloping pasture / arable land and an area of amenity woodland. 90' x 55' Modern livestock / General Purpose Building. Natural water supply and road frontage.

**Holsworthy 6 miles Bude 9 miles  
Okehampton / A30 21 miles**

#### THE LAND

The land extends in total to approximately 20.80 acres (8.40 ha), being of 16 acres of productive grass / arable land in 3 easily manageable, level or gently sloping fields, enclosed within Devon bank hedges with stockproof post and wire fencing. Along the southern boundary there is approximately 4.5 acres of Hazel coppice and amenity woodland.

#### BUILDING

##### Livestock / General Purpose Building:

27.43 x 16.76m (90' x 55')

Modern steel portal frame clear span construction, livestock penning, part concreted floor. Rain water harvesting and storage

#### TENURE

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

#### SERVICES

Water – Natural stream supply to the land. Rain water harvesting and storage to the building

#### LOCAL AUTHORITY

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





## VIEWING ARRANGEMENTS

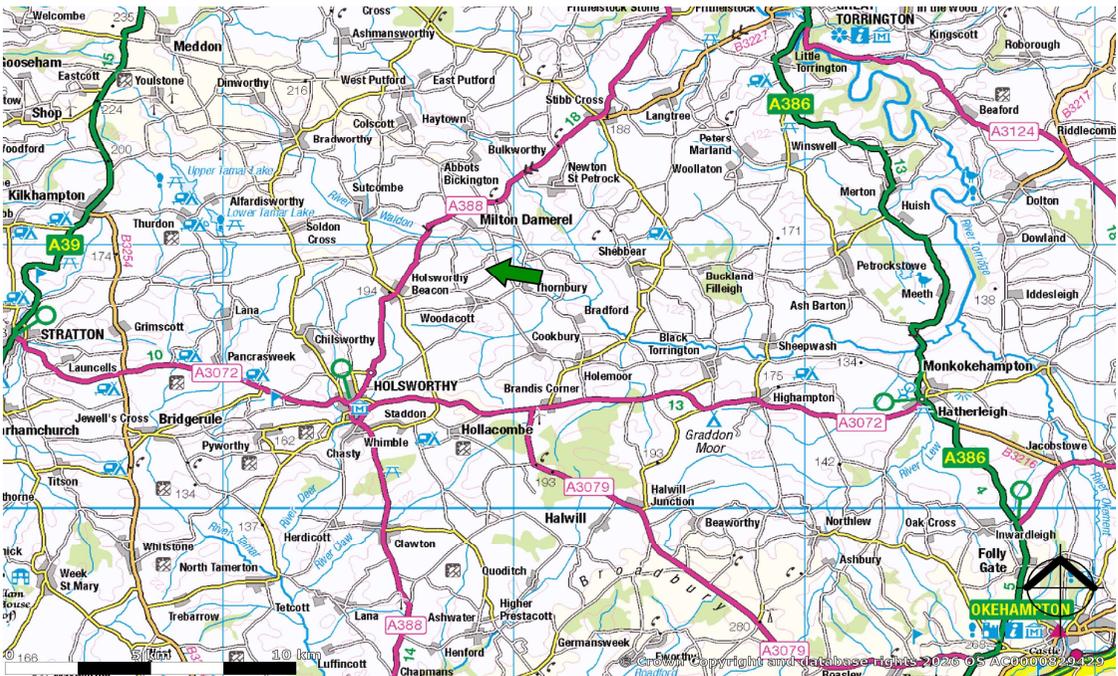
Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception, as livestock are present.

## DIRECTIONS

From Holsworthy take the A388 to Holsworthy Beacon, turn right signed to Thornbury and Cookbury. Continue for a short distance, then turn left to Thornbury and South Wonford. Continue for 1.3 miles then turn left towards South Wonford. After approximately 0.3 miles turn right to South Wonford, continue for approximately 0.5 miles and the land will be found on the right, clearly indicated by a D R Kivell Country Property For Sale board.

## WHAT 3 WORDS LOCATION FINDER

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## AGENTS 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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