



# Land near Week St Mary

Week St Mary, Holsworthy, Devon, EX22 6XG



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*Productive run of highly accessible pasture land*

- Productive pasture land
- Direct road access
- Brand new stock proof fencing
- Freehold with vacant possession available
- In all about 18.92 acres

Guide Price **£210,000**



## Situation

The land occupies a peaceful rural position within a well-established farming area of north-east Cornwall, approximately 0.5 miles south of the village of Week St Mary, around 10 miles south-west of Holsworthy and just over 5 miles from the North Cornwall coastline. The area is characterised by a mixture of productive farmland and rolling countryside, with good access to the surrounding road network and nearby agricultural centres. The property is conveniently located for a range of local services and amenities.

## Description

Extending to approximately **18.92 acres (7.66 hectares)**, the land comprises a productive block of permanent pasture divided into two field parcels. The land is currently down to grass and has been managed for grazing and mowing, consistently producing good grass crops and quality forage suitable for livestock enterprises.

The land benefits from two direct access points from the public highway, allowing convenient access to both fields and providing good access for large agricultural machinery and livestock movements. The field boundaries are enclosed by newly installed stock-proof fencing, and the land also benefits from a natural water supply. There are no public footpaths crossing the land.



# Land at Week St Mary ~ Land Plan and Location Plan

(Not to scale and for identification purposes only)



Produced on Land App, Jul 6, 2026.  
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50 m  
Scale 1:2617 (at A4)



## Other Information

**Tenure:** The land is freehold with vacant possession upon completion.

**Farm Plan:** The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

**Easements, Wayleaves, Rights of Way:** The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

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

**Location, Land & Floor Plans:** Not to scale and for identification purposes only.

**Photographs:** June 26

**Local Authorities:** Cornwall County Council

## Services

The land benefits from a natural water supply. Mains services may be close by and we urge prospective buyers to make their own enquiries as to connection and cost of same.

## Directions

**Postcode** ~ EX22 6RG

**What3words** ~ ///venturing.greed.amuses



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