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Land at East Down Farm

# Land at East Down Farm, Clawton, Holsworthy, Devon, EX22 6QF



Holsworthy 3.5 miles - Launceston 11 miles - A30 Lifton 10 miles.

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108.60 Acres of mainly productive pasture land on the western side of Clawton.

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- Productive pasture land
- Total 108.60 acres (43.95 hectares)
- Land suitable for grazing and grass forage crops
- Available as a whole
- For sale by private treaty
- Freehold

Guide Price £650,000

## SITUATION

The land is situated approximately 2 miles west of the village of Clawton. The village has a primary school and further local amenities can be found at the nearby village of Ashwater. More extensive education, leisure, medical and shopping opportunities plus a livestock market can be found at Holsworthy.

The nearby A388 Launceston to Holsworthy road provides access to the A30.

## DESCRIPTION

The land in all extends to approximately 108.60 acres (43.95 hectares) in all, of predominantly level and gently sloping land.

This is made up of about 76 acres of land suitable for grazing and mowing, about 19 acres of marginal grazing and about 11 acres of natural woodland.

Included in the land is an agricultural building and yard area previously used for livestock housing. This could create a new site for farm building and farmyard.

## ACCESS

Right of access to the public highway will be granted over the track between points 'A - B - C for agricultural purposes only.

## MAINTENANCE CONTRIBUTION

Between points 'A' to 'B' 40% contribution towards the maintenance of the lane.

Between points 'B' to 'C' 80% contribution towards the maintenance of the lane.

A right of access for emergency use only exists along the North Down Farm entrance lane. Further details from the agents.

## SERVICES

A mains water sub-supply is available from North Down Farm. Further details from the agents.

Mains electricity is available at the farm buildings and requires reconnection. Further details from the agents.

Natural water is available from the stream.

No other services connected.

## METHOD OF SALE

The land is available by private treaty and is available as a whole.

## TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

## COVENANTS

The land can only be used for agricultural and forestry use only. No buildings to be erected in field 7594.

## SCHEMES

The land is not entered into any environmental Stewardship Scheme.

## DESIGNATIONS

The land is located in a drinking water safeguard zone.

## LOCAL AUTHORITY

Torrige District Council

## SPORTING AND MINERAL RIGHTS

The mineral rights insofar as they are owned are included with

the freehold. Shooting rights are owned on the top half of the farm. The shooting rights on the south half fields 0995, 9388, 7594, 0176, 7371, 7583, 6781, 5266, 4777, 4089 are retained by the Teltcott Estate.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

A public footpath crosses the land.

## PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences. The buyer will be responsible for the ownership and upkeep of the boundary 'X', 'Y', 'Z' and will be required to erect a new boundary fence within 3 months of completion.

## VIEWINGS

Please contact Stags Launceston office on 01566 774999.

## WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

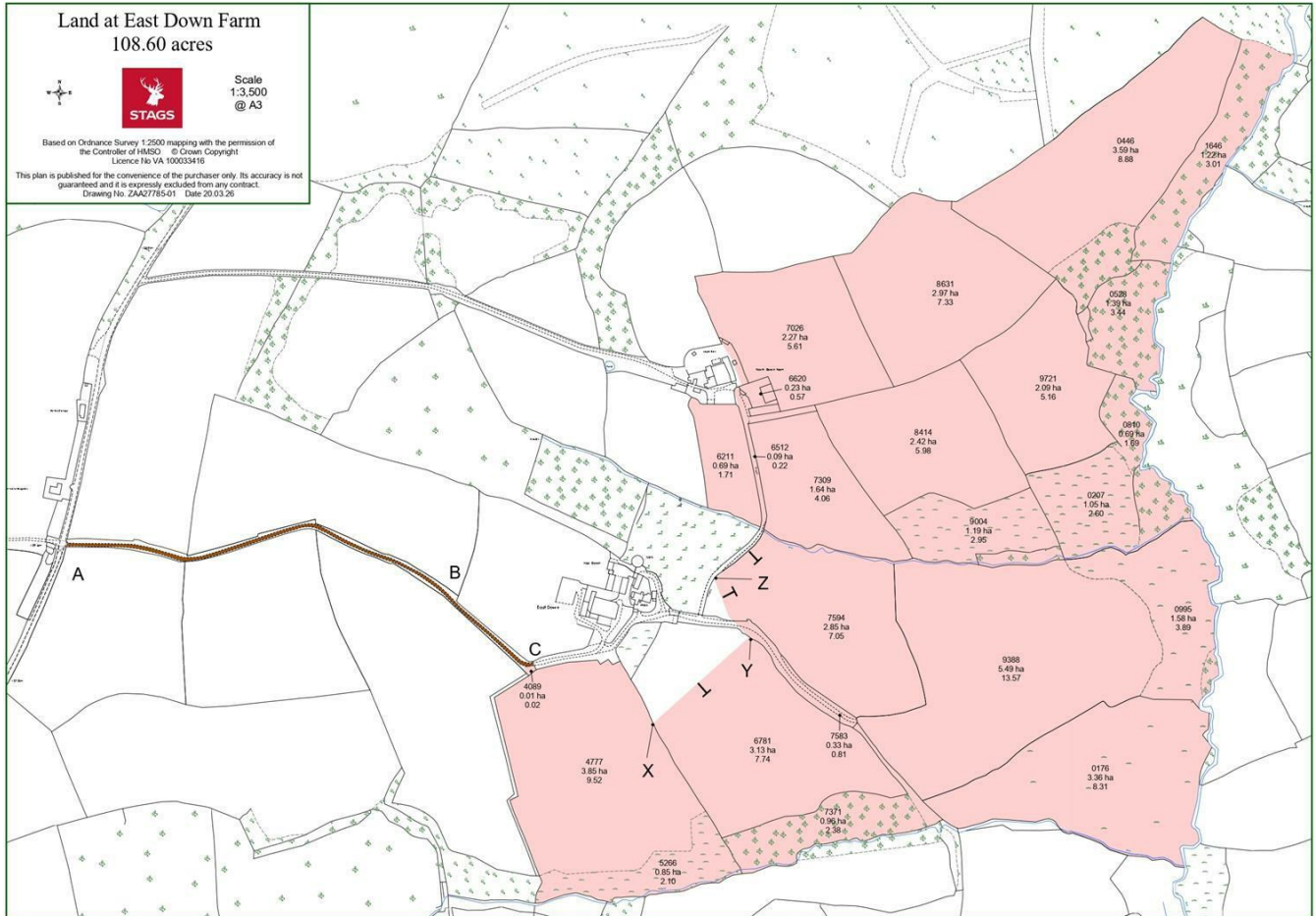
## DIRECTIONS

What 3 Words - ///kitten.dumpling.parties  
To the entrance of the land.

## WEB FIND REFERENCE

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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