



Land at Milton Damerel

Holsworthy, Devon

**Carter Jonas**

## Land at Milton Damerel Holsworthy Devon

**A single enclosure of good-quality arable land lying on the edge of the village, totalling some 31.25 acres.**

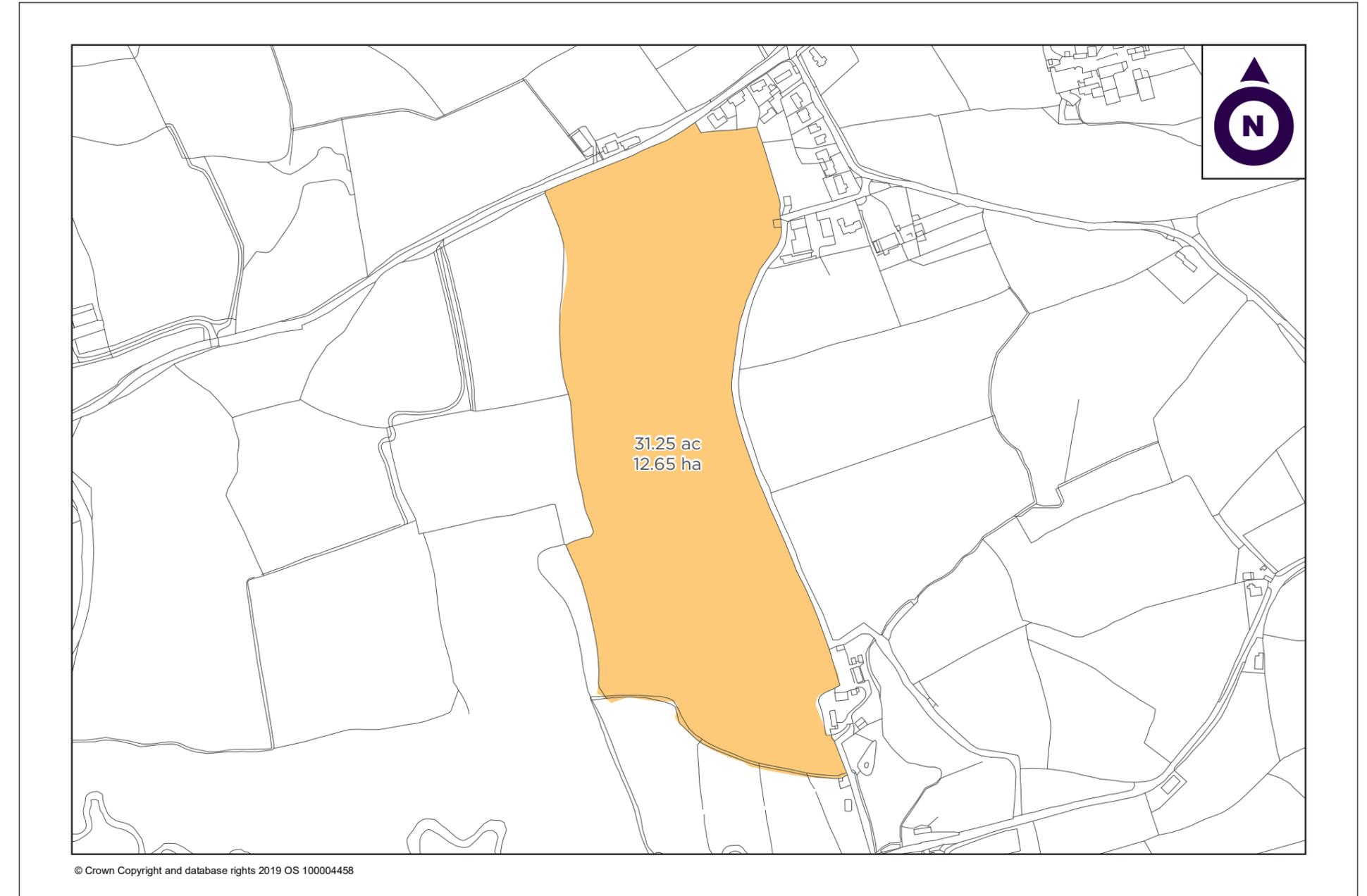
A single, good-shaped enclosure of 31.25 acres of bare arable accommodation land, currently farmed within an arable rotation.

The land comprises freely draining, slightly acidic loamy soils lying between 160m and 150m above sea level.

The land enjoys access on its northern and southern boundaries off a stone bridleway.

The land naturally drains to the south to a stream running along the southern boundary. It is believed that mains water is located on the northern boundary of the enclosure.

For sale by private treaty.



## Location

The land is situated abutting the western edge of the village of Milton Damerel, some 1.5 miles to Holsworthy Beacon and 4 miles from Holsworthy.

## Method of sale

The land is offered for sale by private treaty at a guide price of £370,000.

## Basic Payment Scheme

The holding is registered for the basic payment scheme, entitlements will be transferred to the purchaser following completion. For the avoidance of doubt, the 2023 payment has been claimed and will be retained by the vendor.

## Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

## Health & Safety

Potential purchasers are required to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock which may be present at the time of inspection. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

## Viewings

Potential purchasers may view the land during daylight hours after informing the selling agents, Carter Jonas.

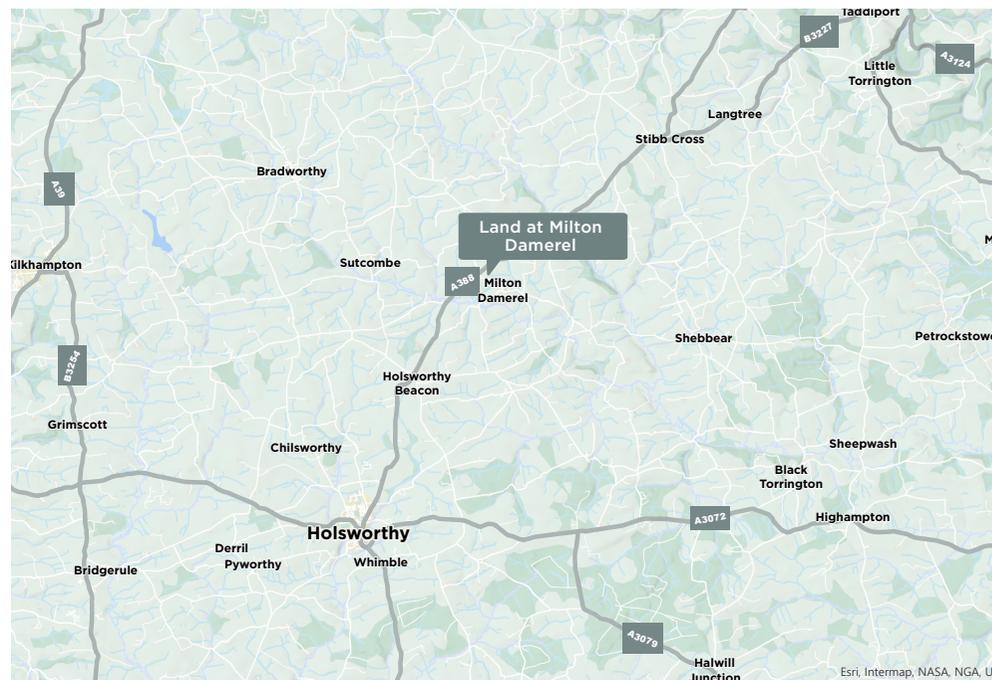
## Directions

From the centre of Holsworthy, follow signs to Holsworthy Beacon and the A388. Continue through Holsworthy Beacon and continue past the Milton Damerel village sign.

At Venn Green Cross, turn right and after a short distance, turn right adjoining Blackberry Farmshop and the access to the stone bridleway will be found on the right-hand side of the entrance, which in turn leads to the land. The land abuts the A388 on its northern boundary, opposite Comfort Cottage.



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## Taunton

01823 428 593 | [jack.mitchell@carterjonas.co.uk](mailto:jack.mitchell@carterjonas.co.uk)  
01823 428 591 | [david.hebditch@carterjonas.co.uk](mailto:david.hebditch@carterjonas.co.uk)  
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies Street, Mayfair W1K 3DS

## Important information

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