

# Approx 4.34 acres

West Woodlands, Nr Frome



Offers in the region of £75,000

Freehold

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A super parcel of level pastureland located close to Frome that would be suited to a wide variety of uses, subject to consents.

# Approximately 4.34 acres

## West Woodlands

### Nr Frome

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## Offers in the region of £60,000

### Description

We are delighted to be able to bring to the market this versatile parcel of pasture land that extends to approximately 4.34 acres.

The land is level in topography and has been used for fodder production and livestock grazing but, subject to gaining the necessary consents, would be suited to a variety of uses including an ongoing agricultural use, equestrian, leisure or amenity.

Good direct road access is provided from the B3092 and the land is enclosed by mature hedges and trees giving natural shelter with a stream running along the eastern boundary.

### Services

There are no services connected to the land. Potential buyers must rely on their own enquiries regarding the location of any supplies and making connections into them.

### Rights of way, wayleaves and easements

There are no rights of way, private or public, crossing the land. The land is being sold subject to existing wayleave and easement agreements.

### Stewardship Schemes

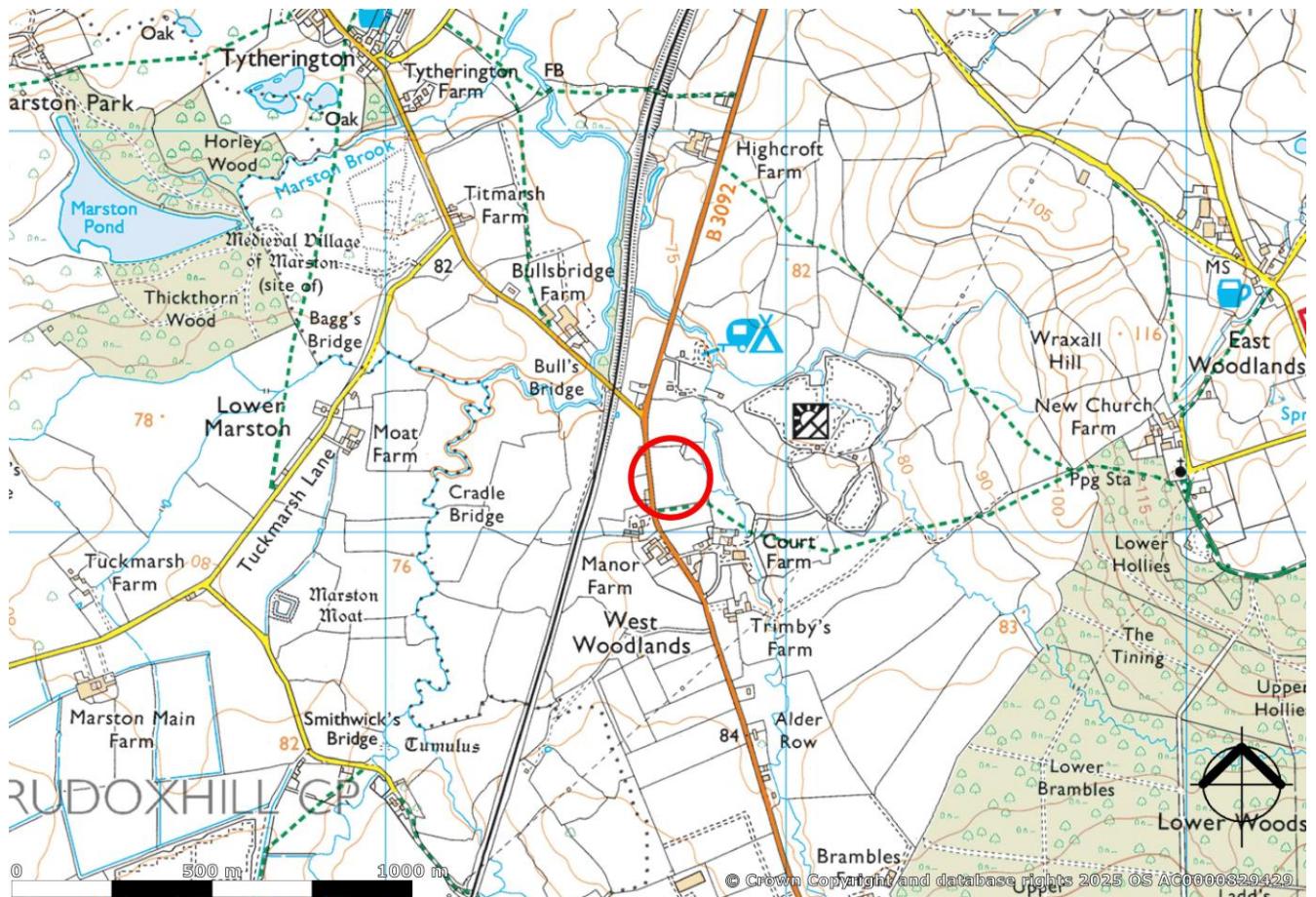
The land is not subject to any stewardship scheme agreements.

### Viewing

At any reasonable time on foot with a set of the sale details.

What3words: laugh.robe.talents







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**COOPER  
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TANNER**

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