

Approx 4.1 acres

South Barrow, Nr Sparkford



Offers in the region of £55,000

Freehold

A super parcel of ridge and furrow pasture land located on the outskirts of the village.

Approximately 4.1 acres

South Barrow

Nr Sparkford

Offers in the region of £55,000

Description

We are delighted to be able to bring to the market this versatile parcel of pasture land that extends to just over 4 acres and is located on the edge of the village of South Barrow. Subject to gaining the necessary consents the land would be suited to a variety of uses including equestrian, small holding or conservation.

The land is arranged in a ridge and furrow formation; a feature created by the way in which the land was ploughed historically to create a ridge for planting and a furrow to improve drainage for the ridge land.

Boundaries

The land is enclosed on three sides by a combination of post and wire fencing and mature hedges. The boundary along the eastern end of the paddock, between points A and B on the plan, will be erected and maintained by the vendor.

Access

The land is accessed via a right of way over a track leading from Sparkford Road, to the side of St Peter's Church. The vendors will retain ownership of this track, along with the strip of land along the eastern boundary, to give them access to their retained land.

Services

There are no services connected to the land. The vendors are will to allow the purchaser to make a connection into their water supply for a period of 12

months from completion to allow time for them to make their own connection into the mains. 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. A Wessex Internt fibre optic cable runs close to the western boundary.

Stewardship Schemes

The land is not subject to any stewardship scheme agreements.

Planning

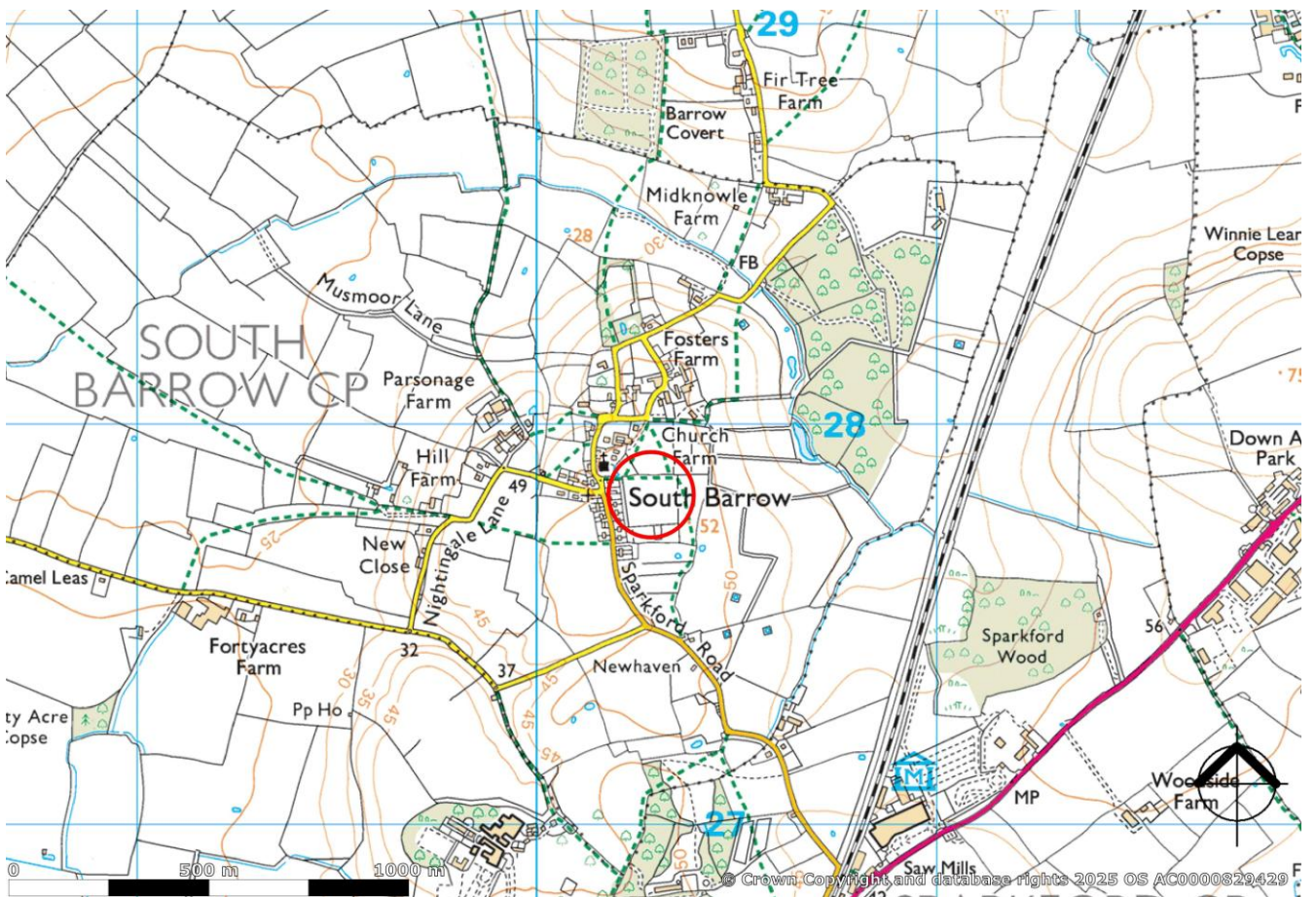
The land is being sold subject to an existing overage clause of 25% with 14 years remaining. Consent for an agricultural building, stables or field shelter will not trigger the overage clause.

Viewing

At any reasonable time on foot with a set of the sale details. Please show consideration to the neighbours when parking.

What3words: [dabbing.shield.outsmart](#)







FARMS AND LAND

Telephone 01373 831010

The Agricultural Centre, Standerwick, Frome, BA11 2QB

farmsandland@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

