



55.05 acres at Cranmore, Shepton Mallet.

Guide Price: £550,000 to £600,000  
Freehold

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TANNER

# Arable Land

## Cranmore, Shepton Mallet, Somerset, BA4 4SE

 **55.058 acres**

### Description

A block of productive arable land, currently in maize and totalling 55.058 acres. The are three principal fields with a partly wooded area used for FYM storage.

An entrance from the lane to a hard central track provides excellent access to the three enclosures.

The land is mainly level or gently undulating. It is bounded by mature hedges or post and wire fencing. The southern boundary is formed by the East Somerset Railway (Steam Railway attraction).

### Soil

Lime rich loamy and clayey soil over limestone.

### Location

The land lies to the east of Cranmore on the lane connecting the village with East Cranmore (All Hallows school) and to the south of the A361 at Dean.

### what3words

///sheets.directors.reeling

### Services

Mains water in not connected to the land but we understand there is an agreement in place to connect to a mains supply at Meadow View.

### Fencing

The boundary marked A – B on the plan is currently unfenced. The owner of the adjacent land is responsible for erecting the fence.

### Rights of way, easement and wayleaves

No public right of way cross the land. The entrance from the lane and the first part of the track is shared with a single neighbour at Meadow Stables who has a right of way to this property and the field to the west of the entrance.

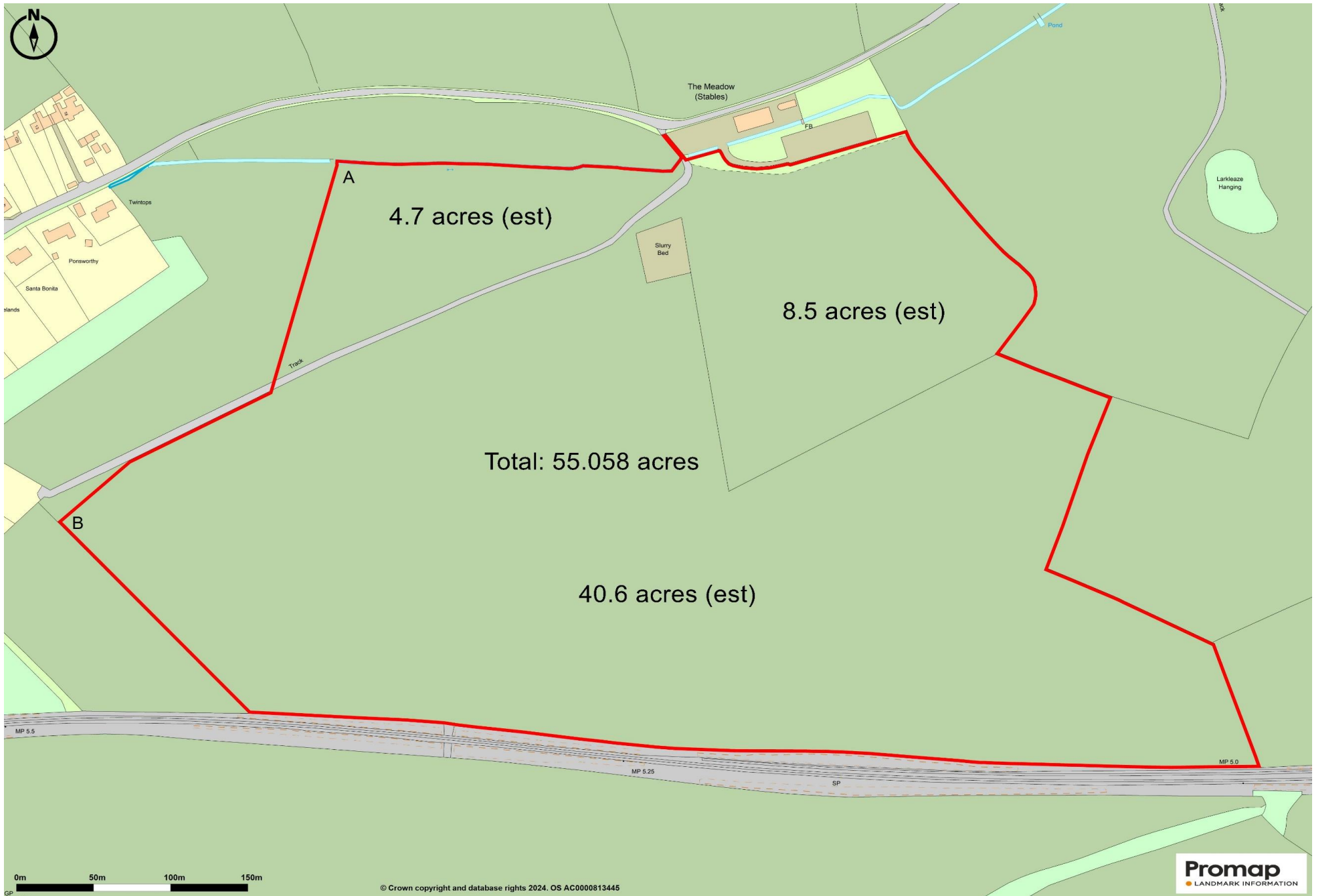
The land is being sold subject to existing wayleave and easement agreements.

### Restrictions

No agri-environment schemes (stewardship, SFI etc) or other land use schemes affect the land.



The land is not being offered for sale subject





## FROME OFFICE

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