

Approx 11.25 acres

Station Road, Wanstrow, BA4 4ZS



£150,000 Freehold

A super parcel of approximately 11.25 acres of level pastureland just on the edge the village. In three enclosures with direct road access and mains water.

Station Road, Wanstrow, Shepton Mallet. BA4 4ZS

£150,000 Freehold

Description

A super block of pastureland conveniently located just on the edge of the village with good road access.

The land is held in three enclosures, each bounded by good mature hedges and a number of mature trees which provide good natural shelter.

A stream divides the two back fields.

The land is predominantly level in aspect and there is direct access to the A359 Wanstrow to Bruton road.

Subject to gaining any necessary consents the land would be ideally suited to a variety of uses including equestrian, agricultural conservation, and amenity.

Services

Mains water is connected to a standpipe/trough and has its own separate meter. We understand that the mains supply is located in the road if further connections are required.



Fencing

The seller will erect a post and rail fence along the unfenced boundaries of the construction site.

Access

A new field access from the road will be created close to point A on the plan.

Rights of way, wayleaves and easements

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

Soil

Lime-rich loamy and clayey soil

Restrictions

The land is not subject to any restrictions in favour of third parties or any stewardship or other land use schemes. The land is not the subject of an Overage (Uplift) clause

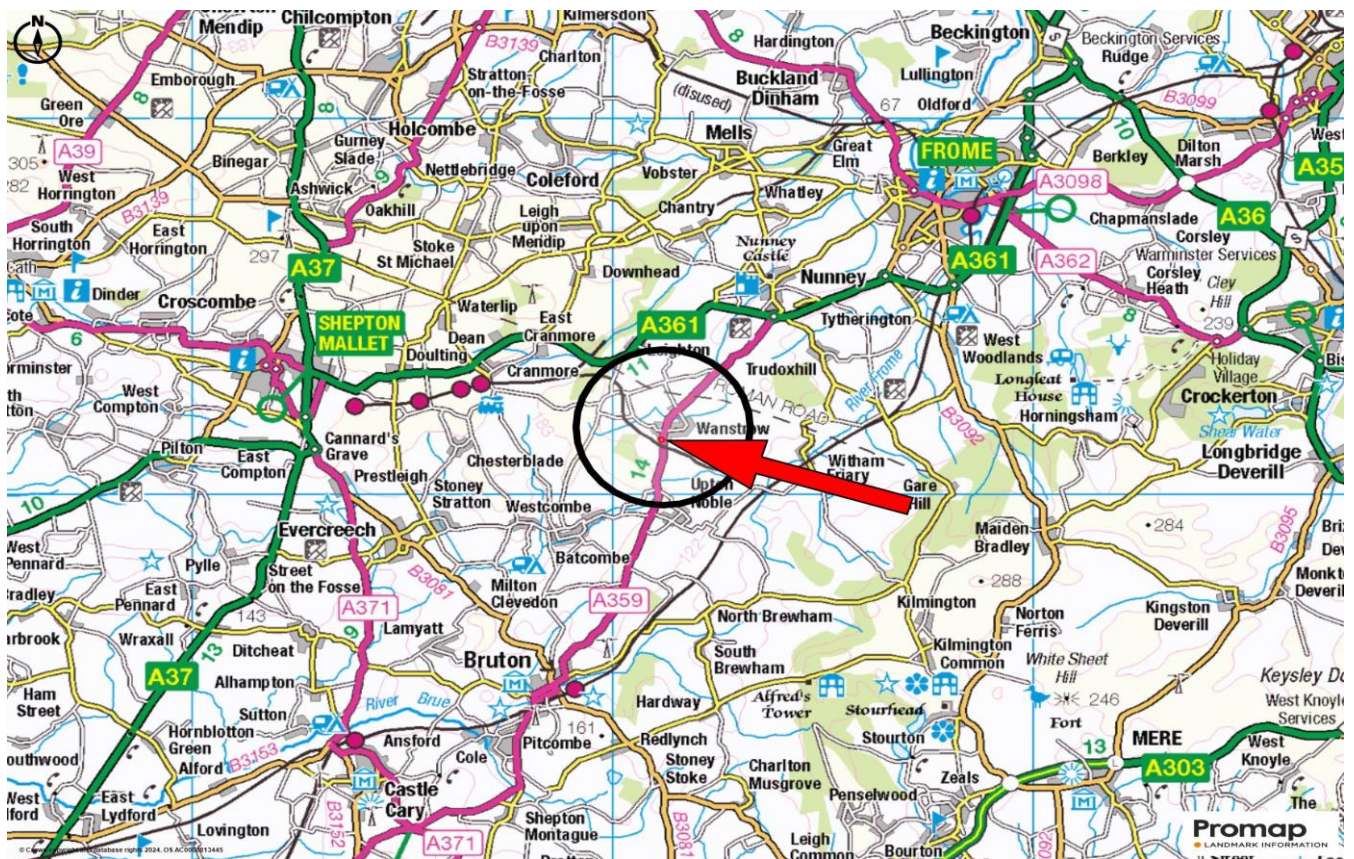
Viewing

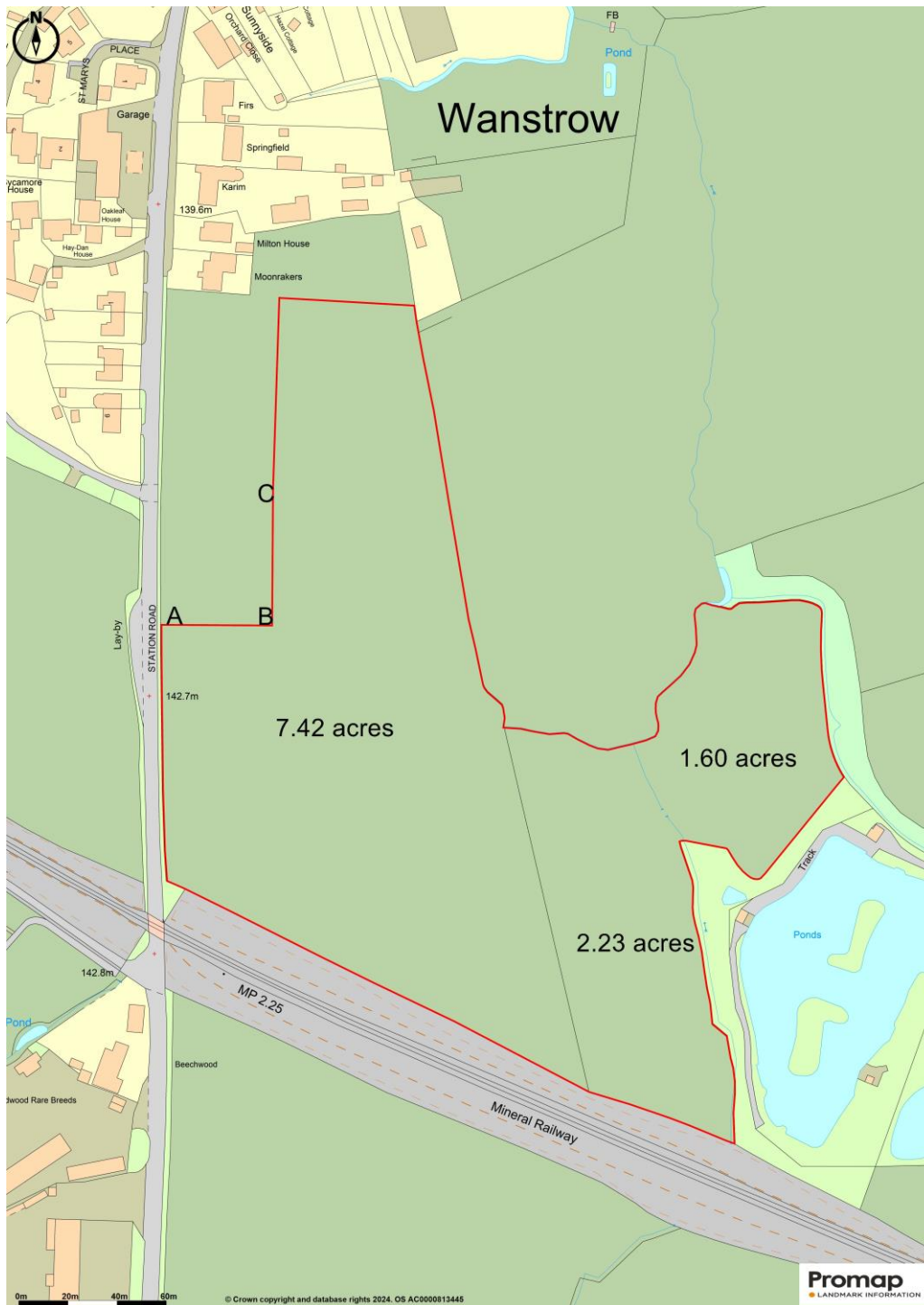
The land adjoins a construction site and therefore viewing is by appointment only with the selling agent.

what3words

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**COOPER
AND
TANNER**

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