



Land at Slab House and Burnt Wood, Nr Haydon, Wells

Guide Prices:
from £475,000 to £650,000
Freehold

COOPER
AND
TANNER



47 acres at Slab House, Bath Road, Haydon, Wells

59 acres at Burnt Wood, Bath Road, Wells

General Description

Two blocks of productive arable land totalling over 107 acres and situated just about half a mile from each other. They are offered for sale as two lots or as a whole.

47 acres at Slab House. A single enclosure of 47 acres. All cultivatable with road access at two points from Bath Road (B3139) and Blackheath Lane. The remains of a Dutch barn with lean-to extension are located close to the entrance off Bath Road. A redundant water tower is situated on the southern boundary. The land is relatively level with a gentle slope rising to 239 metres with a slightly steep slope falling to the western boundary.

59 acres at Burnt Wood. A single enclosure of 59 acres. All cultivable (except the Tumuli) with road access at two points off Bath Road (B3139). The land is relatively level with a gentle slope rising 247 metres at the centre of the field.

Note: The strip of land (about 5 acres), which adjoins the southern boundary and fronts on to the B3135 (the road to Green Ore), is not owned by the vendor and therefore not included in the sale.

Guide Prices

Slab House: £475,000 - £525,000. Burnt Wood: £600,000 - £650,000.

Soil/Grade

Both parcels of land are detailed as being Soilscape 7: a freely draining slightly acid base-rich soil with a loamy texture. The land is classified as Grade 3.

what3words/Nearest Postcode

Slab House: ///activity.expiring.games BA5 3EH. Burnt Wood: ///roost.palm.tubes BA5 3EZ.

Services

Mains water pipes serve both lots but are not connected to any troughs or standpipes The supplies have not been used for several years.

Fencing

The boundary marked A – B on the plan of the Burnt Wood land is currently unfenced. The seller will erect a fence prior to completion of the sale. The land has been farmed as one in recent years and the original fence was removed.

Rights of way, easement and wayleaves

No public rights of way cross either parcel of land.

Slab House: There is a right of through the gate off Blackheath Lane to the adjoining property.

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 in the Mendip Hills National Landscape (ANOB) There are 4 tumuli registered on the land at Burnt Wood.

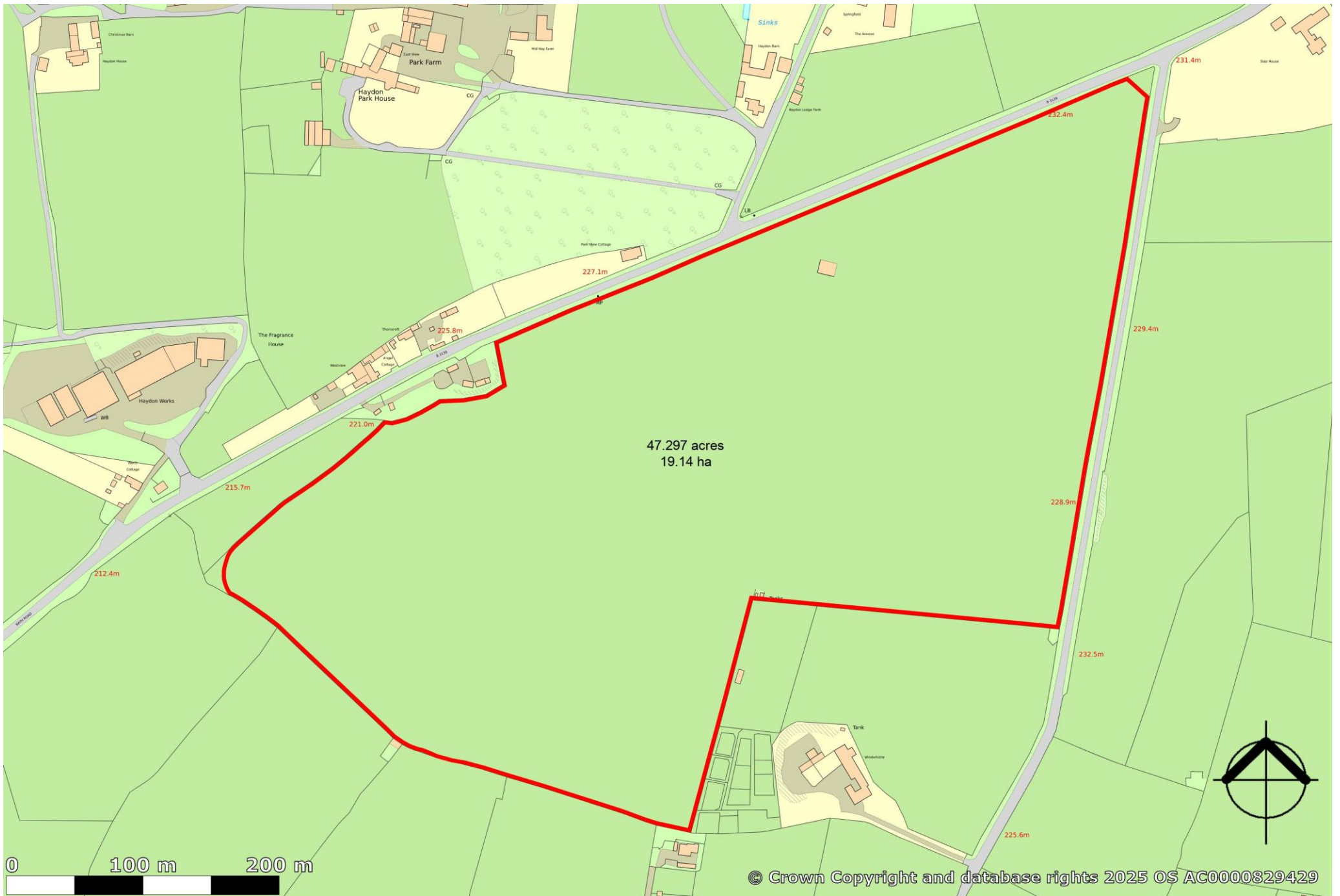
Possession

The land is currently farmed by a third party under a licence and the crops are not included in the sale. Vacant possession will be given on Completion after harvest of the crops.

Viewing

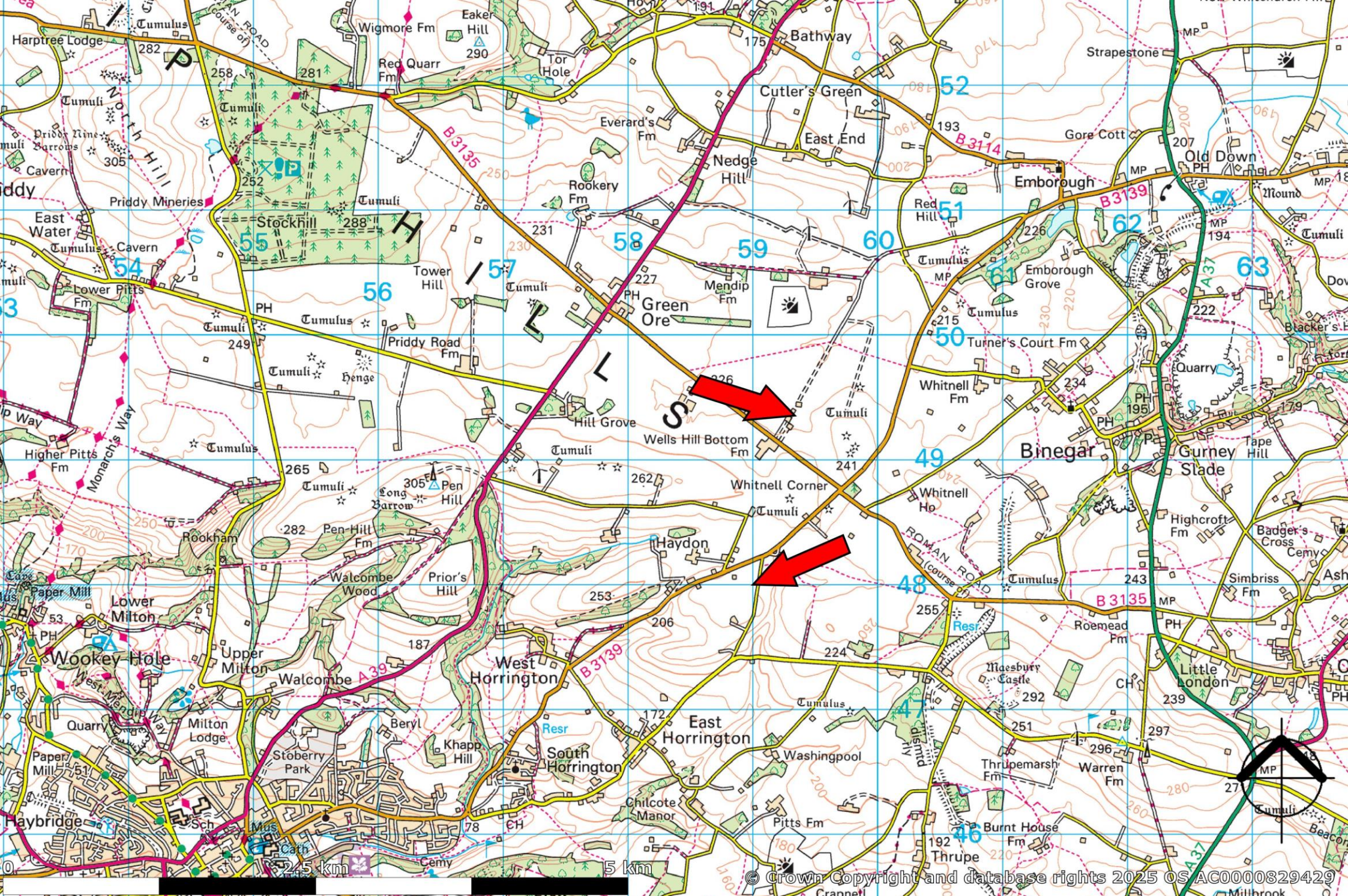
At any reasonable time and on foot but with a set of the sale details.













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