

Approx 12.02 acres

Badgworth, Nr Axbridge, BS26 2QZ



£160,000 Freehold

Approximately 12.02 acres of very gently sloping pasture land held in a single enclosure.

Badgworth Lane

Badgworth, Nr Axbridge

BS26 2QZ

Guide Price £160,000

Description

We are delighted to be able to bring to the market a block of approximately 12.02 acres of pasture land in this stunning rural position on the outskirts of the village of Badgworth

The land is held in a single enclosure, bounded by good mature hedges and trees giving good natural shelter and is gently sloping in aspect.

There is a good direct road access point via a gateway leading from Badgworth Lane, adjacent to Badgworth Court.

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

Services

Mains water is connected to the land via a single water trough. 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 two public footpaths that cross the land as shown by the broken green line on the location plan. The land is being sold subject to existing wayleave and easement agreements.

Nitrate Vulnerable Zone

The land is not within a Nitrate Vulnerable Zone

Stewardship Schemes

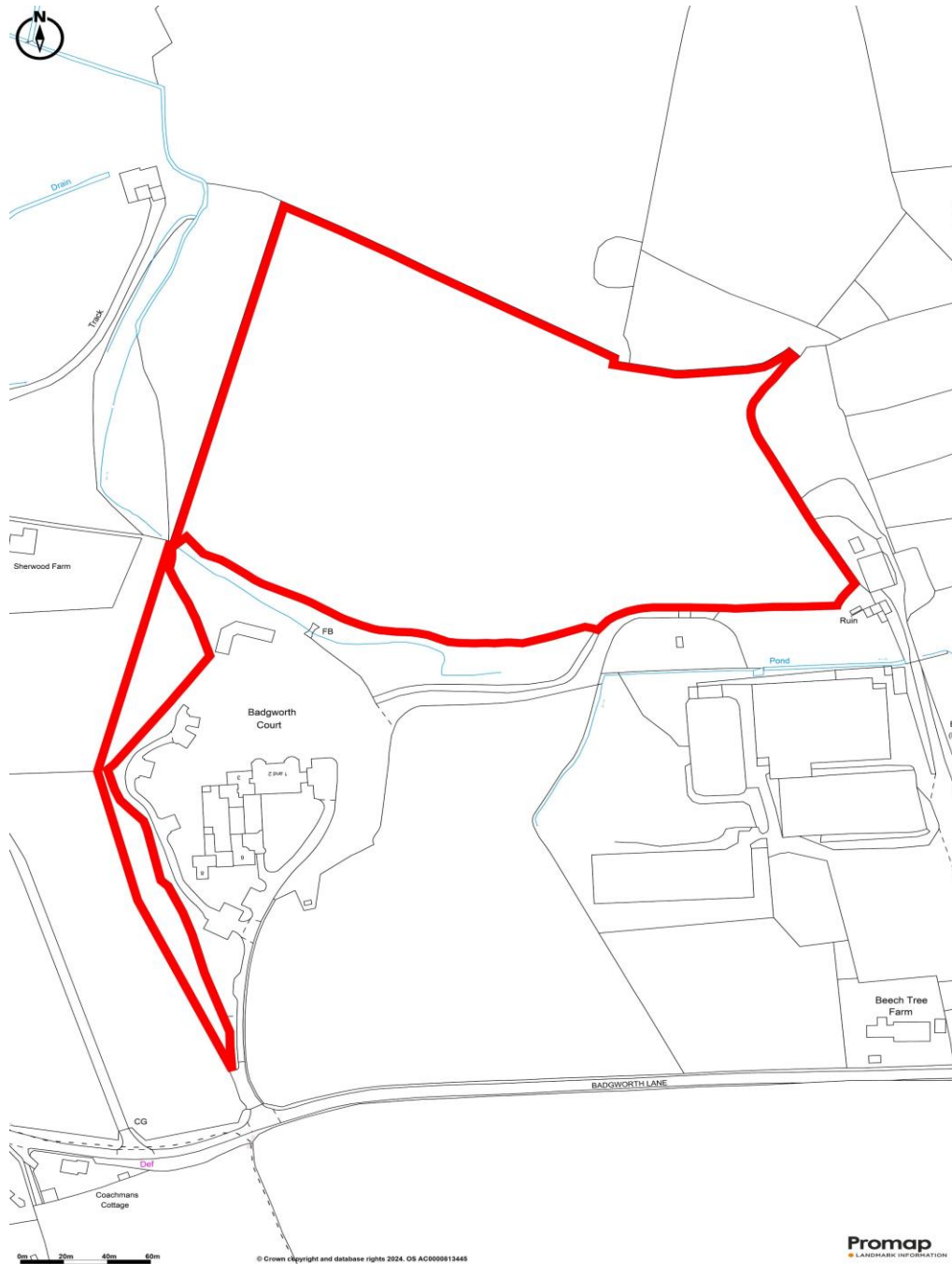
The land is not subject to any existing stewardship schemes

Viewing

At any reasonable time on foot with a set of the sale details. The postcode for the neighbouring residential properties is BS26 2QU
What3words: farms.fittingly.frogs







FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@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.

