



Land at Shockerwick

| SHOCKERWICK, BATH

| **Carter Jonas**

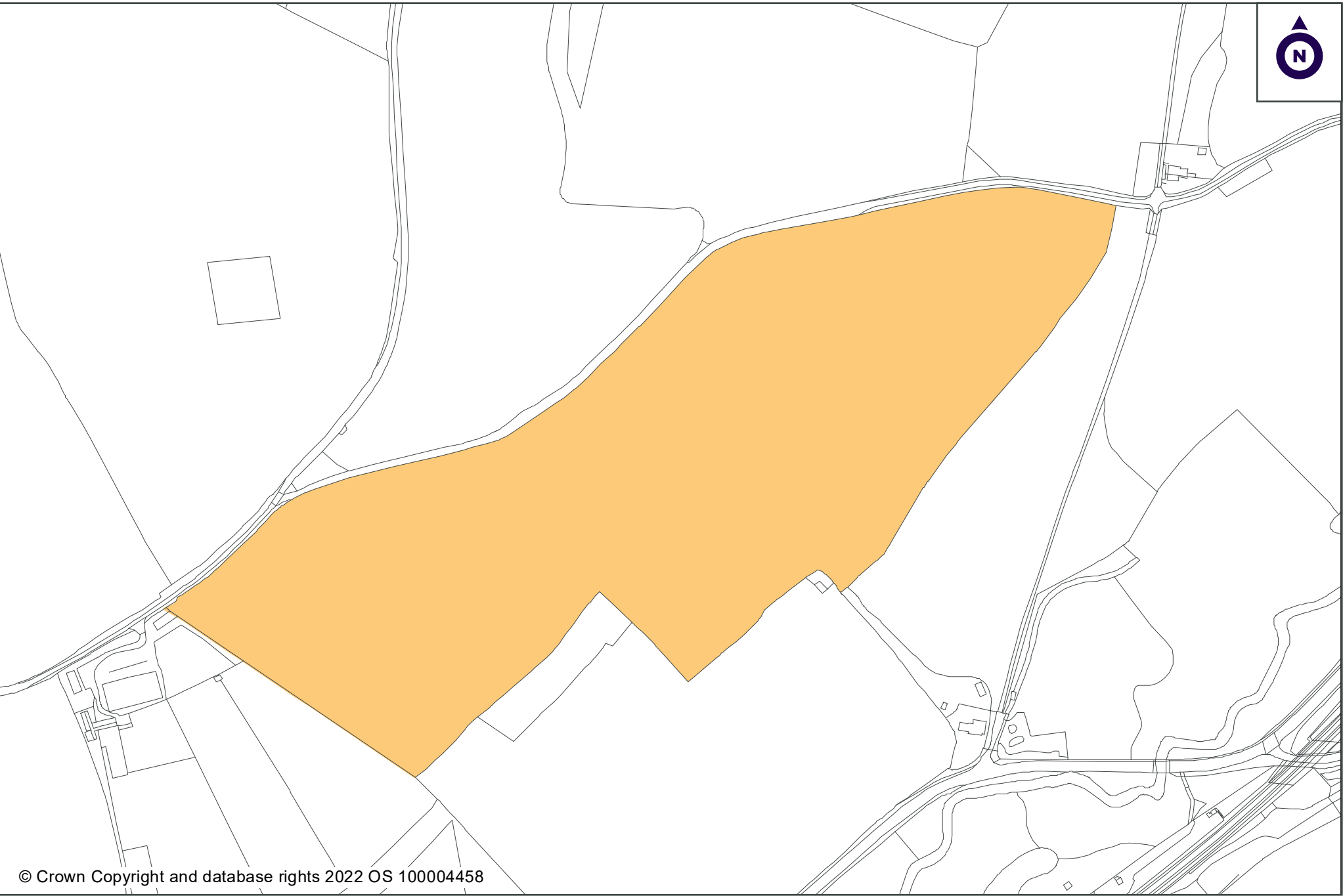
LAND AT
SHOCKERWICK
BATH
SOMERSET
BA1 7LP

**31.13 acres (12.59 hectares)
of productive land currently
laid to pasture, situated on
the outskirts of Bath.**

The land is well presented with views over to Bathford. It is currently laid to various herbal leys, being utilised for alternative forage crops in recent years.

The land is bounded by a mixture of mature hedgerows and stock proof fencing and is suitable for grazing livestock.

The land is classified as grade 3, the soils are fine grained and well-structured.



LOCATION

The land is located 4.5 miles East of Bath, just outside of Batheaston. The land can be accessed via the quiet Shockerwick Lane, which is just off the A4.

METHOD OF SALE

The property is for sale by private treaty.

TENURE & POSSESSION

Freehold and sold with vacant possession.

BASIC PAYMENT SCHEME

The land is registered under the Basic Payment Scheme and the Vendor shall transfer the appropriate number of Entitlements to the Purchaser.

ENVIRONMENTAL SCHEMES

There are no Environmental Stewardship Schemes.



DESIGNATIONS

The land is located in the Cotswolds AONB, and sits within the Bath and Bristol Greenbelt.

SERVICES

There is mains water connected.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

HEALTH & SAFETY

We ask that you be as vigilant as possible when making your inspections for your own personal safety.

VIEWINGS

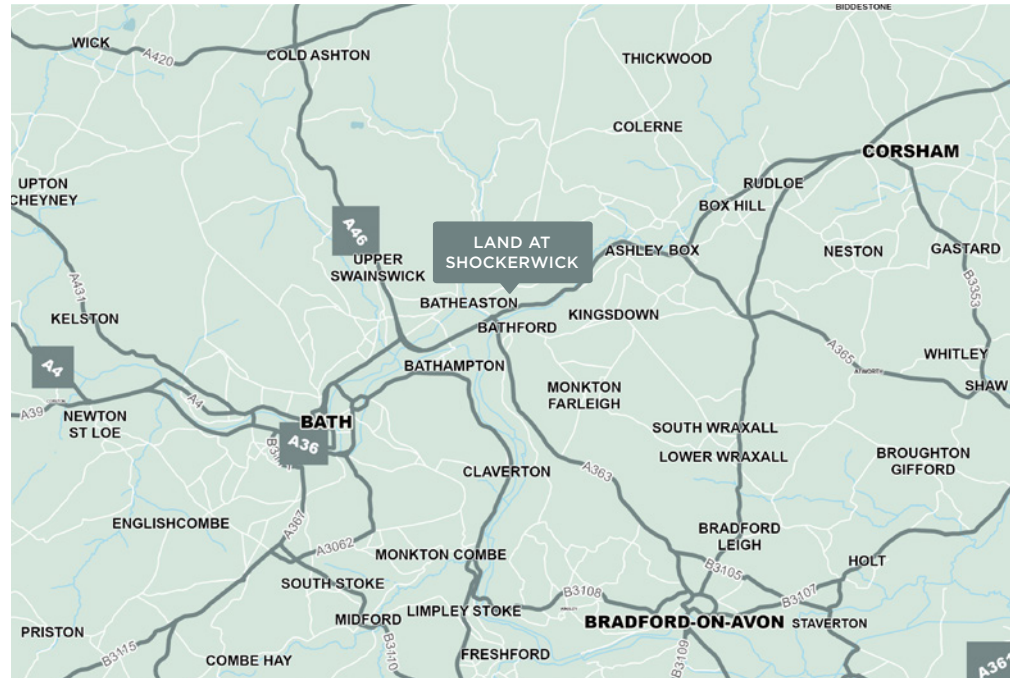
By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.

DIRECTIONS

From Bath, head East on the A4. When you come to the roundabout at the end of London Road, take the third exit and follow the A4 until you reach the next roundabout, take the first exit onto London Road East. Then turn right onto Morris Lane. Follow Morris Lane, then right onto Shockerwick Lane. The land is on the right hand side, 0.5 miles from Mumfords Vineyard (also on the right hand side).



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BRISTOL

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IMPORTANT INFORMATION

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