



Land at Cuckoo Lane

| Frome, Somerset

| **Carter Jonas**



# Land at Cuckoo Lane Frome Somerset BA11 2NS

## Approximately 5.69 acres (2.30 Ha) of sloping pasture on the edge of Frome.

An opportunity to purchase 5.69 acres (2.30 Ha) of land with long-term planning potential (subject to planning).

The topography of the land is sloping and is surrounded by mature hedges and abuts residential properties to the South. The land is currently used for grazing but could have a number of other uses, (subject to planning).

This land will be sold by Private Treaty

### Overage

An overage of 30% for 30 years will be put on the property which will be triggered by any change of use apart from agricultural and private equestrian use.

### Services

There is main water to the site.

### 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

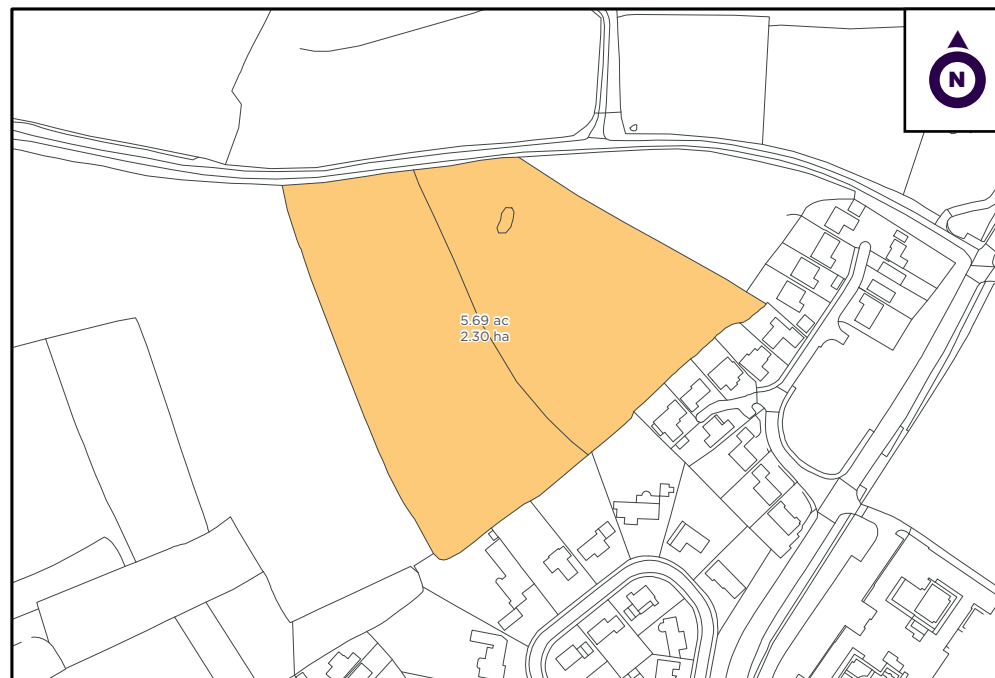
We ask that you be as vigilant as possible when making your inspections for your own personal safety.

### Local Authority

Somerset Council  
[www.somerset.gov.uk/](http://www.somerset.gov.uk/)

### Viewings

By prior appointment with the Vendors' agents Carter Jonas.



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St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies Street, Mayfair W1K 3DS

### Important information

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