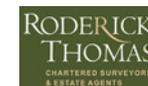




Land at Abbots Sharpham

Glastonbury, Somerset

Carter Jonas

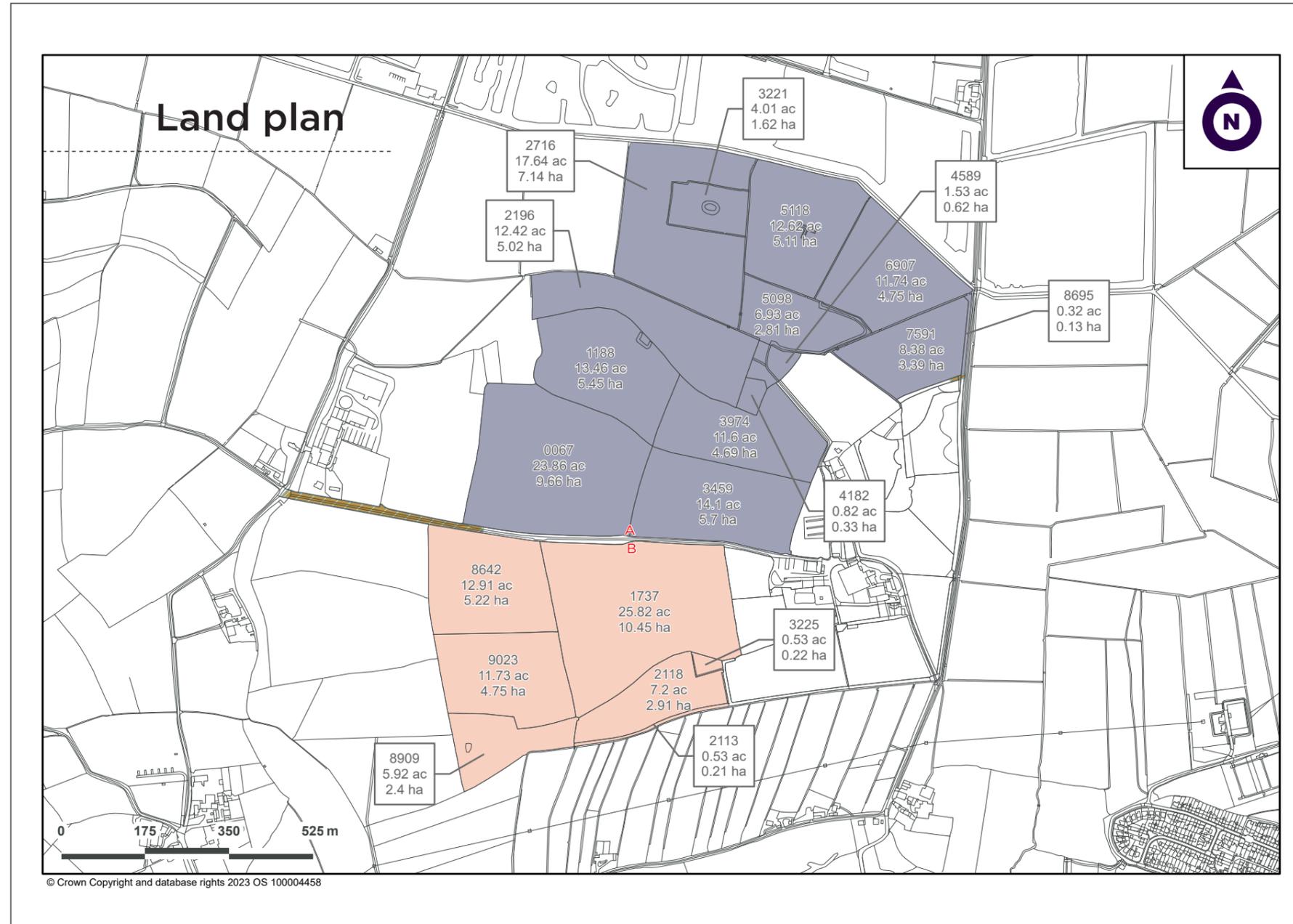


**Land at Abbots Sharpham
Glastonbury
Somerset
BA16 9SA**

**204.07 acres of good-quality,
registered organic land for
sale as a whole or in two lots.**

Lot 1 comprising an excellent parcel of good quality arable land divided into well maintained manageable enclosures extending to 64.64 acres.

Lot 2 is also registered as organic and totals 139.43 acres.



Location

Abbots Sharpham stands in beautiful countryside, a few miles beyond Street and Glastonbury. Glastonbury has been a religious centre throughout history and back into the times of legends. The Celtic monastery evolved into one of England's wealthiest and most influential abbeys and the town grew up alongside it. Today it's a small but thriving town and a major tourist venue, welcoming thousands of visitors each year. Medieval Glastonbury - designated a conservation area - clusters around the evocative ruins of the Abbey.

Just 5 miles from Glastonbury is Wells which is the smallest city in England (population 10,000). Its centre is the marketplace (local markets twice a week) surrounded by many medieval buildings including the Cathedral and moated Bishops Palace.

Immediately to the south of Glastonbury is Street (2 miles), a small town with Roman origins, a Quaker history linked to the Clark family of shoemakers and now the home of Millfield School.

Property

Abbots Sharpham is an historic park near Glastonbury dating back to the Bronze Age. In 2003 the farmland was taken organic and restored. The vendor was a pioneer in practicing regenerative farming and has maintained the land to a high standard. The farm which is fully organic has grown a variety of crops in rotation which in the recent past has included spelt, naked oats and clover leys.

Both parcels enjoy access over the initial stretch of the private drive. An additional crossing point (A-B) will also be offered if the land is sold as a whole.

The land is capable of supporting a wide range of arable or livestock enterprises.

Method of Sale

The property is offered for sale by private treaty as a whole or in two lots.

Tenure & Possession

The property will be sold with vacant possession available on completion.

Designations

The property lies outside of but adjoining to the Ham Hill National Nature Reserve SSSI Listing.

Sporting, Timber & Mineral Rights

All sporting is in-hand.

Rights Of Access

A right of access will be granted over the length of the private drive shown hatched brown. A crossing point will be provided at point A-B if the land is sold as a whole.

A further right of access will be provided (if required) into field OS7591 via a bridged access off the council lane.

Rights Of Way

A public footpath runs along the eastern and southern boundary of lot 1.

Wayleaves, Easements

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 quasieasements 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.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

By prior appointment with the Vendors Agent, Carter Jonas.



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Important information

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