



Land at Abbots Sharpham

Glastonbury, Somerset

Carter Jonas

RODERICK  
THOMAS  
CHARTERED SURVEYORS  
& ESTATE AGENTS

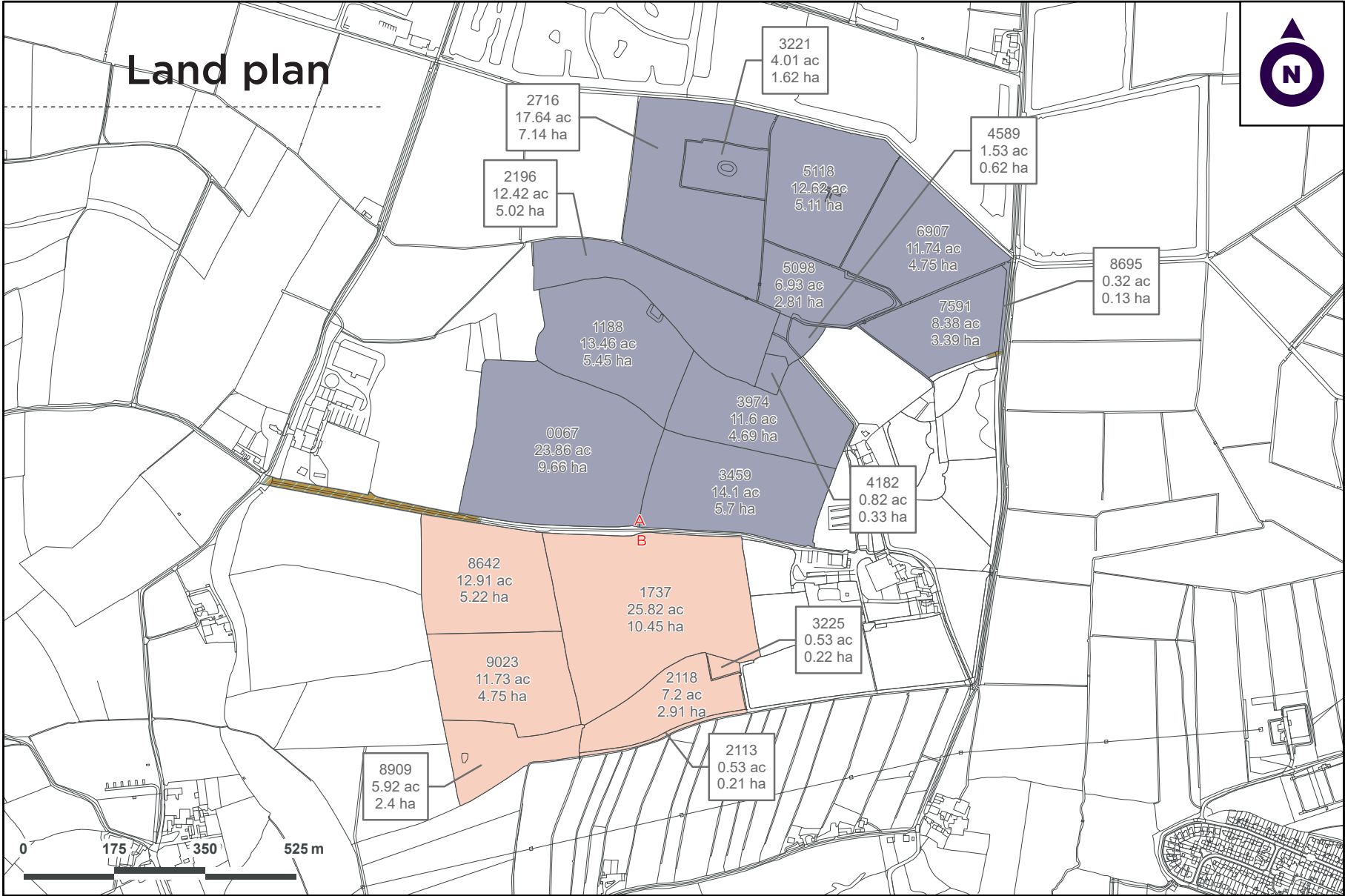


Land at Abbots Sharpham  
Glastonbury  
Somerset  
BA16 9SA

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.

Carter Jonas





## 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

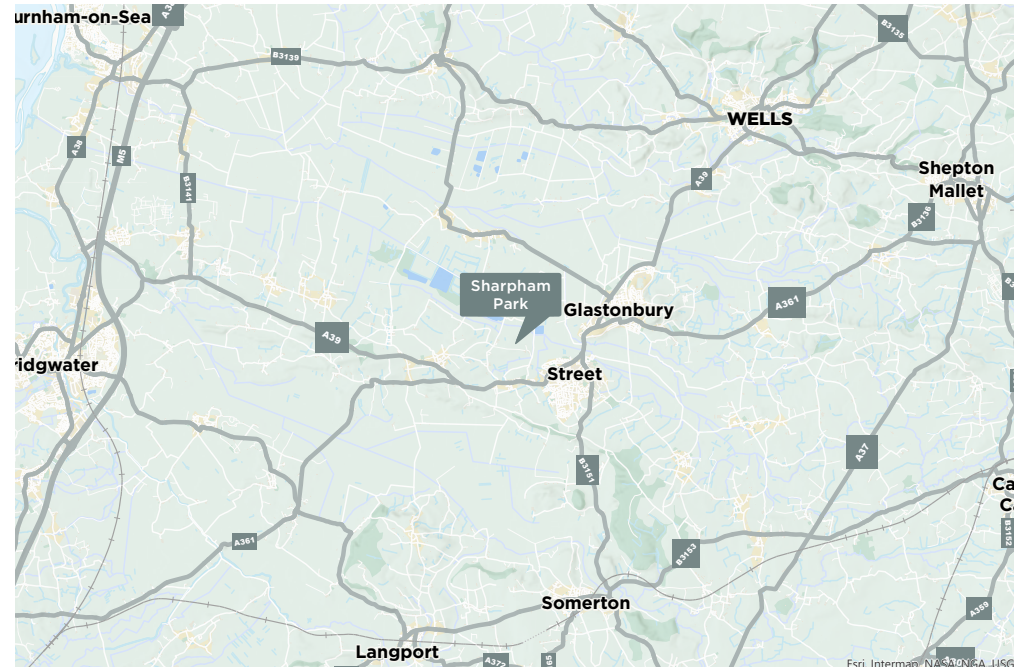
Somerset Council  
[www.somerset.gov.uk](http://www.somerset.gov.uk)

## Viewings

By prior appointment with the Vendors Agent, Carter Jonas.



/// tuned.refer.wasp



## Carter Taunton

01823 428 593 | [jack.mitchell@carterjonas.co.uk](mailto:jack.mitchell@carterjonas.co.uk)  
07717 727274 | [david.hebditch@carterjonas.co.uk](mailto:david.hebditch@carterjonas.co.uk)  
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

## Roderick Thomas

01749 670079 | [info@roderickthomas.co.uk](mailto:info@roderickthomas.co.uk)  
1 Priory Road, Wells, BA5 1SR  
[www.roderickthomas.co.uk](http://www.roderickthomas.co.uk)

## Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE