



Land at Broad Street

CHURCHSTANTON, SOMERSET

Carter Jonas | Simply better
property advice

LAND AT
BROAD STREET
CHURCHSTANTON
TAUNTON
SOMERSET
TA3 7PX

**20.39 acres of productive
pastureland for sale in up to
two lots.**

The Land at Broad Street comprises 20.39
acres of generally level pastureland which is
being offered for sale by private treaty as a
whole or in two lots.



LAND PLAN

- LOT 1
- LOT 2

20.39 ACRES

Generally level pasture land



*The land is located a short distance
from Hemyock, Churchinford
and Churchstanton.*



LOCATION

The land is located a short distance from Hemyock, Churchinford and Churchstanton close to the Somerset/Devon border in the Blackdown Hills Area of Outstanding Natural Beauty.

PROPERTY

Lot 1

Lot 1 comprises 10.8 acres divided between two level pasture enclosures with access from the road to the south. The land has the benefit of a mains water supply connected.

Lot 2

Lot 2 comprises 9.59 acres divided between two pasture enclosures with access from the road to the south. A mains water supply passes through the land.

METHOD OF SALE

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

Lot 1 is offered for sale with a guide price of £110,000.

Lot 2 is offered for sale with a guide price of £100,000.

TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion.

BASIC PAYMENT SCHEME

The holding is registered for the Basic Payment Scheme and entitlements will be transferred to the purchaser following completion. For the avoidance of doubt, the 2022 payment will be claimed and retained by the vendor.

HEALTH & SAFETY

Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of livestock and machinery which may be present at the time of inspection, as well as potentially uneven and slippery surfaces.

VIEWINGS

Potential purchasers can view the land at reasonable daylight hours with a set of these particulars in hand, after informing the agents, Carter Jonas, on 01823 428590.

DIRECTIONS

From the village of Hemyock, follow signs from Hemyock Methodist Church to Clayhidon, Churchstanton and Churchinford. Take Culmbridge Road, passing Hemyock Post Office on the right hand side. Continue up and out of the village passing Brookridge Timber on the right hand side. After about 2 miles on this road you will reach a signpost labelled 'Shackles' on your right. The land will be found on the left hand side, after you pass the next left turning (onto Lillycombe Lane) with reference to the plan.



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IMPORTANT INFORMATION

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