



Land off Platterwell Lane

| SHEPTON MALLET, SOMERSET

| **Carter Jonas** | Simply better
property advice

**LAND OFF
PLATTERWELL LANE
PILTON
SHEPTON MALLET
SOMERSET**

**A parcel of 24.51 acres
including 17.94 acres of
commercial cider orchards
with an adjoining roadside
paddock.**

For sale by private treaty.



PROPERTY

This attractive enclosure enjoys access directly off Platterwell Lane and comprises of two fields.

The roadside field totalling 6.57 acres is laid to pasture.

Adjoining is a South facing commercial, well-established cider orchard. The orchard has been planted to numerous local varieties including Yarlington Mill, Jersey, Kingston Black and Chisel Dove.

LOCATION

The land lies in open countryside approximately 1 mile to the East of the village of Pilton which is approximately 3 miles from the market town of Shepton Mallet.



METHOD OF SALE

The property is offered for sale by private treaty as a whole at a guide price of £335,000.

TENURE & POSSESSION

The property is freehold and offered with vacant possession.

BASIC PAYMENT SCHEME

No Basic Payment Scheme entitlements are included in the sale.

SERVICES

Mains water is connected 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 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.

HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the land, being mindful of livestock and machinery movements.

SPORTING RIGHTS

The sporting rights are included within the sale.

LOCAL AUTHORITIES

Mendip District Council.
www.mendip.gov.uk

VEIWINGS

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

DIRECTIONS

Heading towards Pilton on the A361, continue on the A361 for 2.5 miles. Turn right onto the A37. After 0.3 miles, turn right onto Platterwell Lane. After about 0.5 miles, a Carter Jonas for sale board can be found on the gate.



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IMPORTANT INFORMATION

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