



Land and Buildings at Greenway Farm

TAUNTON, SOMERSET

Carter Jonas

LAND AND BUILDINGS
AT GREENWAY FARM
THURLOXTON
TAUNTON
SOMERSET
TA2 8RF

An attractive enclosure of pasture with a small mature woodland enclosure all serviced by a block, steel, and fibre cement farm building with potential for conversion, together with a former stone and galvanise livestock shelter. In all about **30.89 acres.**

For sale by private treaty as a whole or in three separate lots.

Lot 1: 9.81 acres including the buildings.

Lot 2: 11.57 acres of pasture.

Lot 3: 9.51 acres





LOCATION

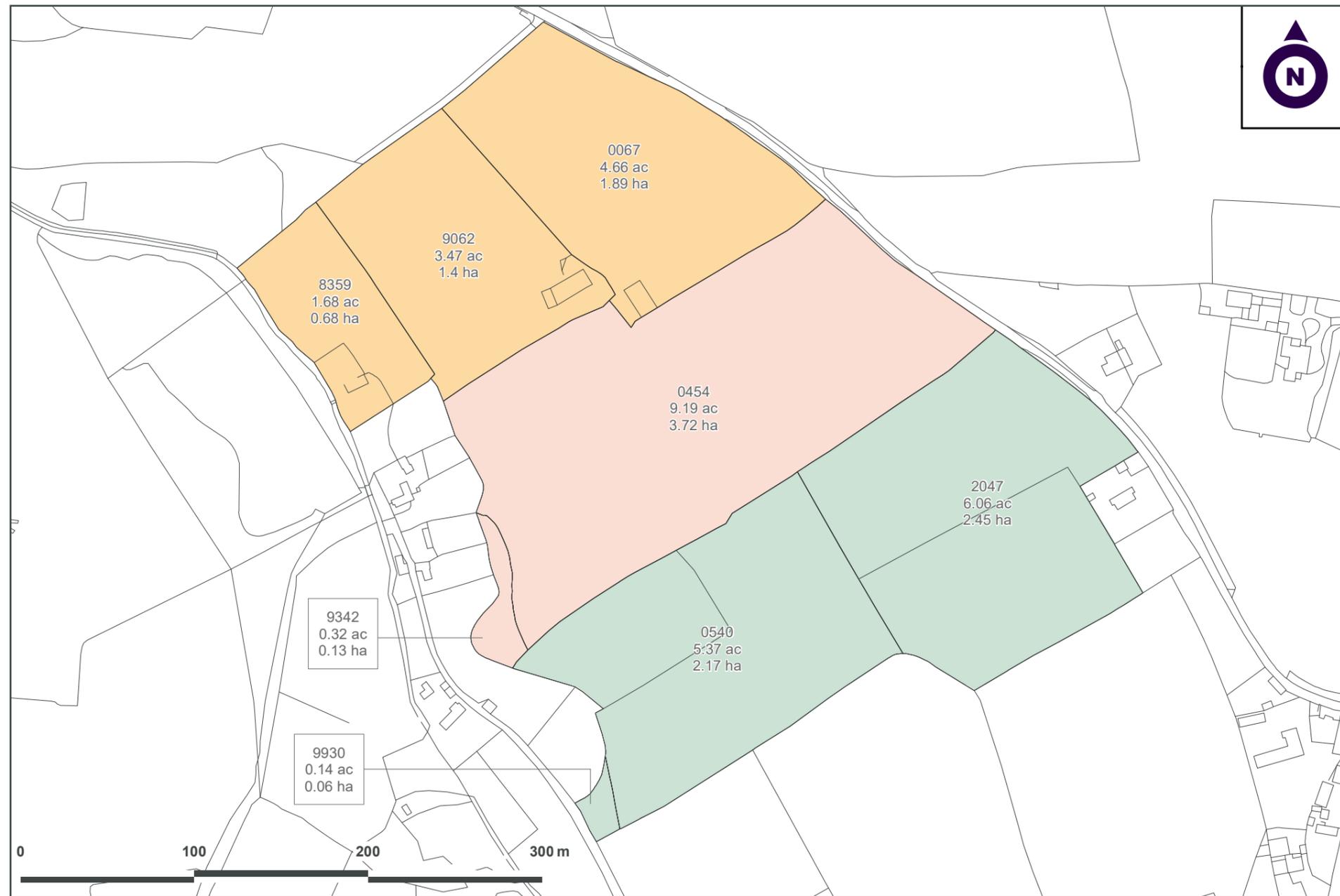
The property is situated a short distance from the village of Thurloxtton, with easy access from the A38 between Taunton and North Petherton.

LAND

The property comprises an attractive parcel of pasture divided between four enclosures, together with a mature woodland enclosure sloping down to Coombe Bottom. In all the land extends to 30.89 acres.

Situated centrally within the land is a block, steel and fibre cement farm storage building (about 60' x 30') together with a smaller former stone and galvanise livestock shelter below.

There is a private water supply on the land comprising a borehole. Access is available via two field gates from Whiteleaze Lane which runs along the northern boundary.



METHOD OF SALE

The property is offered for sale by private treaty. The guide price for Lot 1 is £300,000. The guide price for Lot 2 is £240,000. The guide price for Lot 3 is £180,000.

TENURE & POSSESSION

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

BASIC PAYMENT SCHEME

No Basic Payment Scheme entitlements are available to be included in the sale.

OVERAGE

Should permission be granted for non-agricultural and/or any non-equestrian uses on the farm buildings for a period of 20 years from completion of the sale, the vendor will be entitled to 20% of the uplift in value resulting from the permission.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

There is a public footpath running through the land.

HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the property bearing in mind especially the risks associated with livestock and machinery movements.

LOCAL AUTHORITIES

Somerset West and Taunton Council
www.somersetwestandtaunton.gov.uk

VIEWINGS

The land may be viewed during reasonable daylight hours after informing the agents, Carter Jonas, on 01823 428590.

DIRECTIONS

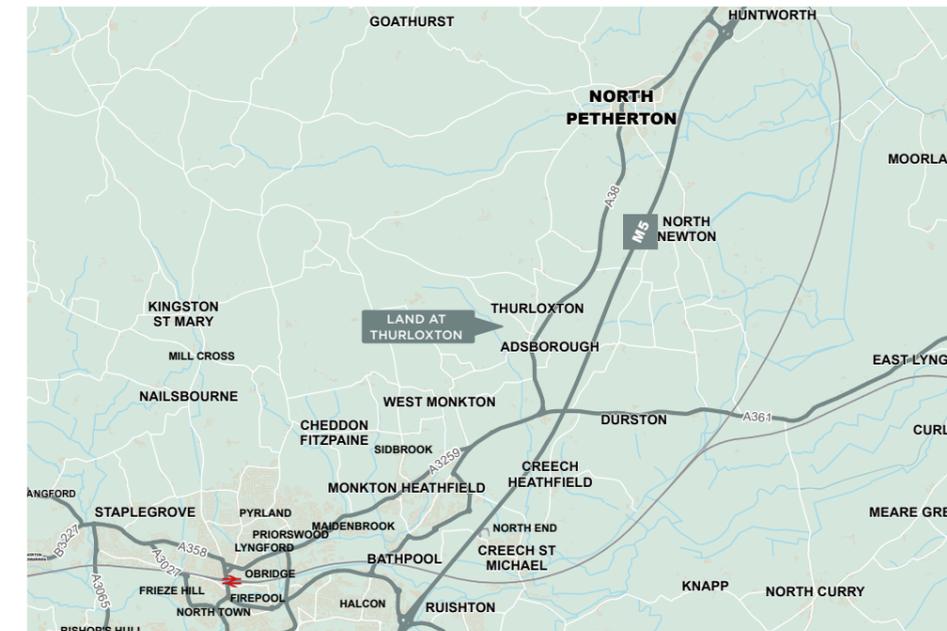
Heading towards North Petherton on the A38, take the second left signed Thurloxtan. After passing the Maypole Inn on your right-hand side, take the second turning on the right-hand side onto Whiteleaze Lane. The entrance to the land will be found on the left-hand side after the property on the right-hand side called Whiteleaze.



/// windows.employers.suave

LAND PLAN

- LOT 1
- LOT 2
- LOT 3





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IMPORTANT INFORMATION

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