



Land at Hill Farm

Taunton, Somerset

Carter Jonas

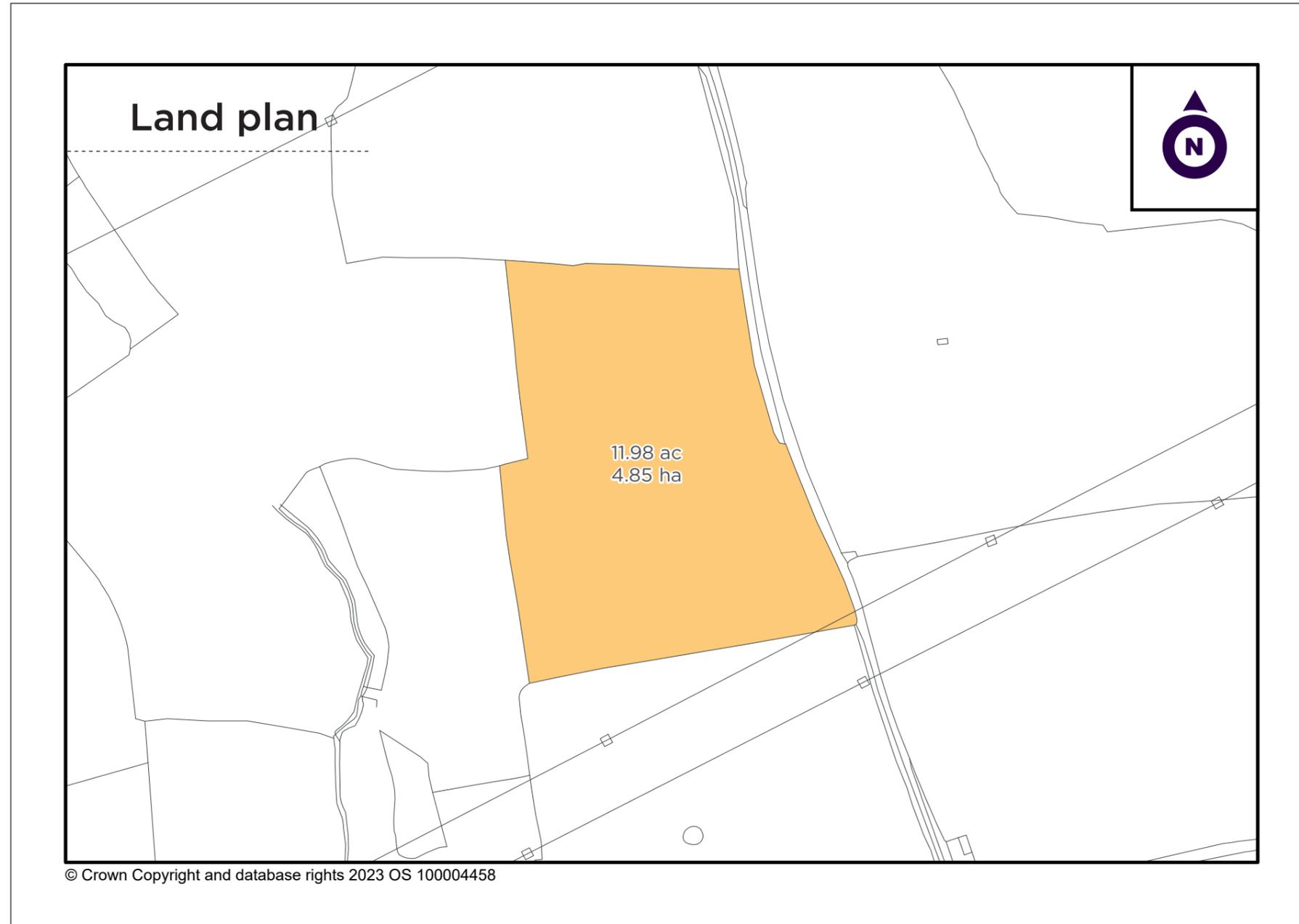
**Land at Hill Farm
West Monkton
Taunton
Somerset
TA2 8LP**

**A single enclosure of pastureland,
ideal to service a range of arable,
livestock or equestrian uses,
totalling 11.98 acres.**

The land enjoys access on the eastern boundary
from the council-maintained lane.

For sale as a whole by private treaty.

Carter Jonas



Location

The land is situated close to the attractive villages of West Monkton and Thurloxtton and within easy reach of the county town of Taunton, North Petherton and Bridgwater, between them offering a range of day-to-day facilities and amenities.

The M5 motorway at Junctions 24 or 25 are both within easy reach and give very good access to the national motorway network.

The area is renowned for a range of equestrian and sporting activities as well as numerous shoots within the locality.

Method of Sale

The land is offered for sale by private treaty as a whole at a guide price of £180,000.

Tenure & Possession

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

Health & Safety

Potential purchasers are required to take particular care when inspecting the property, bearing in mind especially the risk of sudden movements from livestock or machinery which may be present at the time of inspection. Potential purchasers are requested to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

Wayleaves Easements & Rights of Way

A footpath runs along the western boundary of the field.

Services

A sub-metered mains water supply can be made available if required.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

Potential purchasers may view the land during daylight hours after informing the selling agents, Carter Jonas.

Directions

From J25 of the M5 motorway, head towards Taunton (A358), turn right at the Toneway traffic lights onto Bridgwater Road (A38). Take the first exit at the roundabout and follow the road onto Milton Hill. Take the second exit at the roundabout to stay on Milton Hill, take the first exit at the next roundabout and shortly turn right onto Yallands Hill.

After about half a mile, turn left onto Mead Way. At the top of the hill, keep straight to stay on Greenway. The gateway to the land will be found on the left hand side after about 1 mile.



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Taunton

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Important information

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