



Land at Witham Friary, Frome, Somerset BA11 5HD

A productive block of arable/pasture land located in a private location on the outskirts of Witham Friary. In total the land extends to approximately 26.55 acres (10.75 Ha) or thereabouts.

For Sale by Private Treaty

Guide Price: £175,000

Situation

The land is situated and on the western outskirts of the village of Witham Friary. Witham Friary is a small and picturesque Somerset village located between Frome and Bruton. The village has a thriving community with a number of village groups, a popular public house and a church.

The land is in a private location yet within easy reach of the A359 which provides easy access to neighbouring town of Frome which has the usual amenities including shopping, banking and schooling.

The area benefits from good road and rail connections with the A303 being close by and Frome railway station providing a regular service to Bristol Temple Meads with connections to Westbury (Paddington).

Description

The land comprises a block of level and gently sloping arable/pasture land currently laid to a productive grass and clover ley. The land is divided into two enclosures, both of which are bounded by a mixture of mature hedgerows and stock proof fencing in part. There is ditch and small pond within the larger field parcel together with a well maintained ditch between the two parcels. The pond offers a source of natural water and could be extended for either conservation or sporting use, subject to the necessary consents.



Access

We understand the land is accessed via a right of way over third party owned access tracks of hardcore base. The land owns a strip of permanent grassland which leads to the gateway into the land.

Services

The land does not benefit from any services.

Tenure

The land is of freehold tenure with full vacant possession available upon completion of the purchase.

Agri Environment Schemes

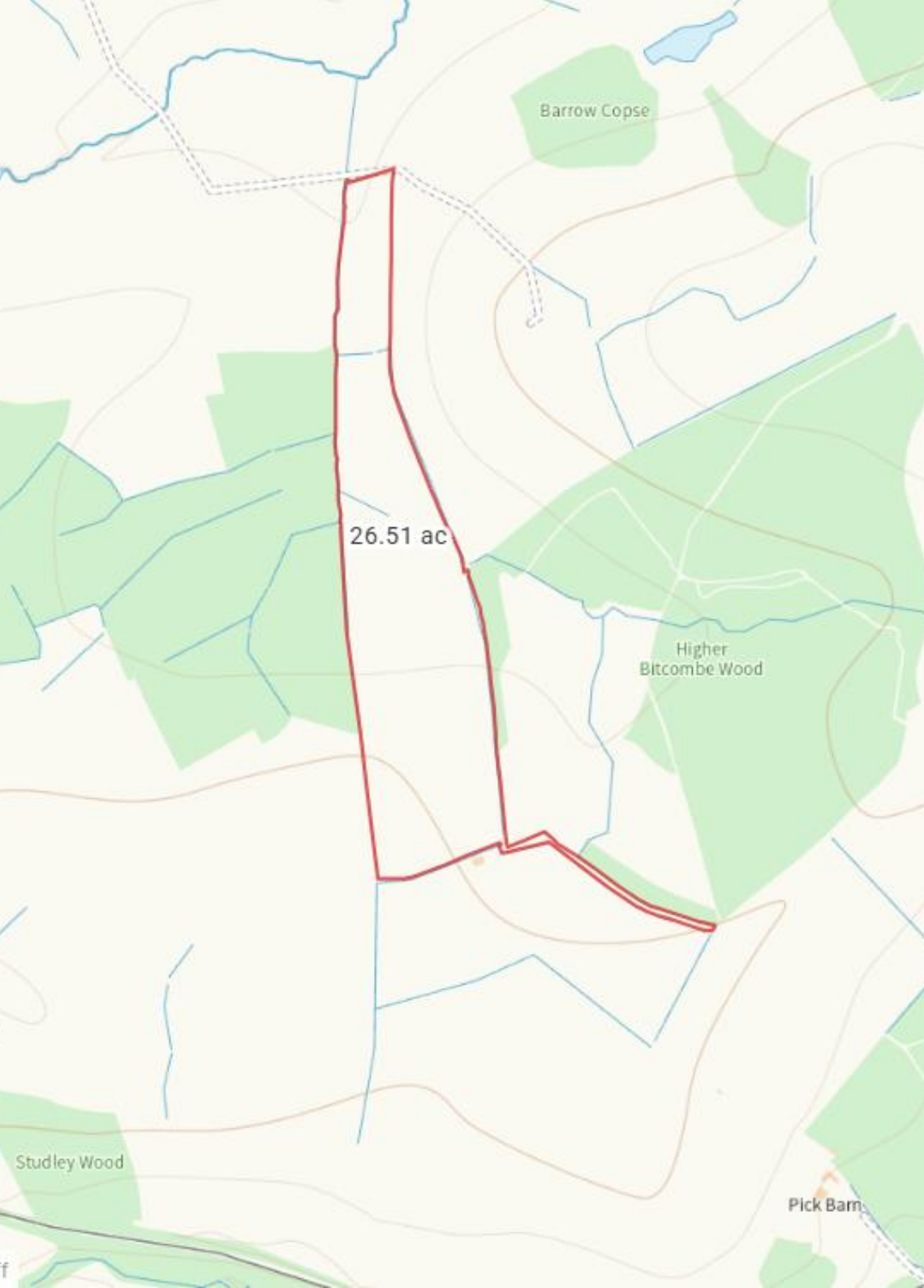
We understand the land has not been entered into any countryside stewardship or agri environment schemes. As a result, prospective purchasers are free to enter the land into a scheme as and when they are available.

Method of Sale

The property is offered for sale by Private Treaty.

Designations

We are not aware of any designations affecting the property.



Rights of Way, Easements

There are no footpaths traversing the property. The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Flood Zone

The property is at low risk of flooding,

Rural Payments Agency

We understand the property is registered with the Rural Payments Agency.

Viewing

The land can be viewed on foot at any reasonable time with a copy of these particulars in hand.

Directions

From Frome head south via the A362 then join onto the A361, follow the road up to the roundabout and take the first turning onto the B3092, Take the right turning onto Bunns Lane and continue until the end of the lane. Take the right turning onto Gare Hill Road and follow the road immediately left and continue until you reach New Lane. Turn left onto New Lane passing by Quarry Hill Farm. At Postlebury House take a slight right and continue to follow the lane to the end which turns into a hardcore track. The land will also be indicated by the agents for sale boards.

What3Words

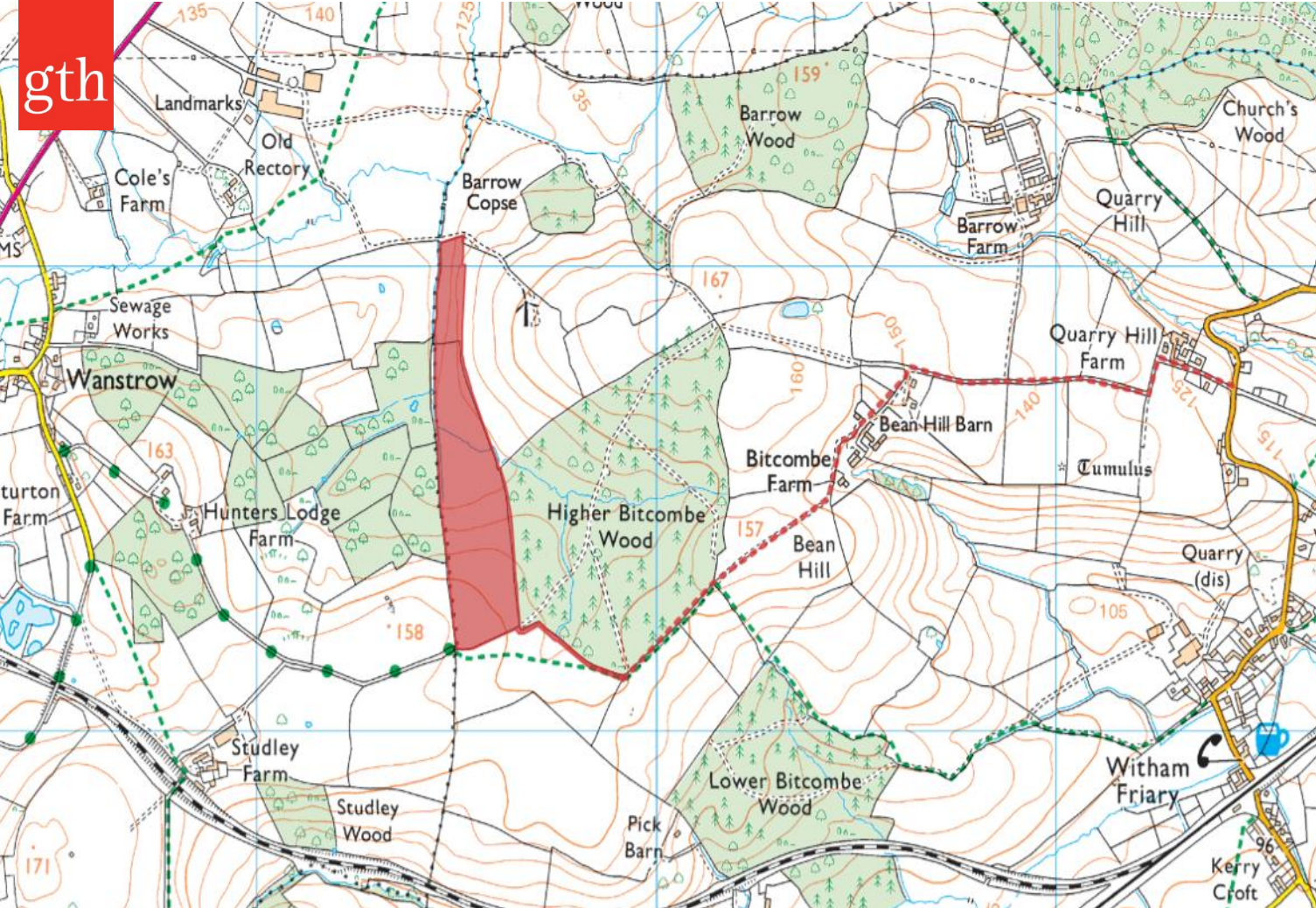
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NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Consumer Protection Regulations

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.



Contact Details

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Viewings

Viewings are unaccompanied at any reasonable time, on foot with a set of particulars in hand.

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