LAND AT VARDENS FARM

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BROADWAY, SOMERSET









Land at Vardens Farm

Broadway, Somerset, TA19 9RE

Broadway 0.4 miles; Ilminster 3 miles; Chard 6.7 miles; Taunton 10.7 miles

Two ring fenced enclosures of permanent pasture land extending in total to approximately 6.74 acres (2.73 hectares)

For Sale by Private Treaty available as a whole or 2 lots

Guide Price: £100,000

DESCRIPTION

This sale affords prospective purchasers a rare opportunity to purchase two very attractive parcels of pasture land in a very sought after area in Broadway. The Land is classified as being Grade III on the Provisional Agricultural Land Classification Maps of England, and in total the Land at Vardens Farm extends in total to approximately 6.74 acres (2.73 hectares). The block comprises two enclosures of level lying well managed permanent pasture and is predominately enclosed with mature hedgerow boundaries with hedgerow trees and stock proof fencing to part.

LOT 1: 4.80 ACRES GUIDE PRICE £60,000

Lot 1 extends to 4.80 acres (1.94 hectares) of pasture land with the benefit of mains water, and comprises a level parcel of pastureland enclosed by a combination of mature hedgerows with hedgerow trees and stock proof fencing to part.

LOT 2: 1.94 ACRES GUIDE PRICE £40,000

This single enclosure comprises level lying, well managed permanent pasture and is predominately enclosed with mature hedgerow boundaries with hedgerow trees and stock proof fencing to part with direct access. The Land is classified as being Grade III on the Provisional Agricultural Land Classification Maps of England, and in total, the paddock extends to approximately 1.94 acres (0.79 hectares).

SITUATION

The Land at Vardens Farm, Somerset, is located in a peaceful and rural setting in the picturesque village of Broadway. The property benefits from access via the track known as Stoford Lane with links to the surrounding road network. The A358 is located approximately 0.6 miles away to the East with connectivity to the A303 and B3168 for wider regional travel. The nearby towns of Ilminster and Chard lies approximately 3 miles and 6.7 miles distant, offering an extensive range of shops, supermarkets, healthcare facilities and services. The land is well positioned within the open

countryside and offers potential for a wide range of agricultural, equestrian, or amenity and other uses, subject to the relevant consents.

SERVICES & OUTGOINGS

We understand that the property is sold with the benefit of mains water. We further understand that there is no electricity supply connected to the land.

TENURE

The property is of freehold tenure and being offered for sale subject to a seasonal grazing agreement.

AGRI-ENVIORNMENTAL SCHEMES & SUSTAINABLE FARMING INCENTIVE

We understand that the property is not entered into any Agri-environment schemes.

METHOD OF SALE

The Land at Varden's Farm will be offered for sale by Private Treaty.

LOTTING

The property is being offered as a whole or in two separate Lots. The right is reserved however to alter or amend the prospective lotting and prospective purchasers shall not raise any requisition or objection whatsoever to any such change. Offers may be made for the property as a whole or with less land. If you are making an offer for the property with less land please attach a plan clearly marking the area to which the offer applies.

OVERAGE

Lot 1 will be sold subject to an overage provision which will apply in the event that planning permission is granted (or general permitted development rights are exercised) at any point in the future for anything other than agricultural, horticultural or equestrian purposes. The erection of a dwelling house or other residential accommodation subject to an agricultural tie will trigger the overage provision. In the event that the overage provision is triggered within the next 15 years, a payment equivalent to 20% of the market value of the land with the benefit of planning permission will be payable (subject to certain agreed deductions).

AGENTS NOTE

Should Lot 2 be sold away from Lot 1, the purchaser of Lot 2 will have the right to connect to the mains water supply currently situated in Lot 1. The vendor will erect a basic fence between the points A-B-C on the attached Site Plan to plot the boundary. Should the purchaser wish for a different type of fence, they will bear this cost. Lot 1 will have an agricultural right of access where shaded brown the attached Site Plan.

SPORTING & MINERAL RIGHTS

The Mineral Rights associated with the land, insofar as they are owned, will be included in the freehold sale. However, we understand from the Vendor that the Sporting Rights are held by a third party and therefore not offered for sale.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

We are not aware of any public rights of way which cross the property nor are we aware of any outgoings. The land, as far as required by the Vendors, will be conveyed, subject to all other public or private rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and fibre cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

DIRECTIONS

From Chard High Street, head east on Fore Street and continue for approximately 0.3 miles until you reach the crossroads with traffic lights. At the lights turn left onto Furnham Road (A358) and continue North towards Donyatt. Proceed along this road for approximately 4.5 miles, before turning left onto Puddlebridge Road. Proceed on Puddlebridge Road for a further 0.3 miles before taking the first right onto Suggs Lane. Follow this lane for about 0.5 miles, to where it meets Broadway Road. Directly opposite is Stoford Lane where parking is advised. There will be a Greenslade Taylor Hunt 'For Sale' board at the end of Stoford Lane. Follow Stoford Lane on foot for a short distance before reaching the field gates on your right hand side.

WHAT. 3 . WORDS

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ADDITIONAL INFORMATION

Broadband: N/A

Mobile Coverage: N/A

Flooding: Understood to be very low (Rivers and Seas) but part of the Land is designated as being high risk of surface water flooding. (Gov.UK)

Planning Permission: None known

Safety: There may be livestock grazing whilst viewing so please be aware and respect the Country Code and close all gates. The land can be viewed strictly during daylight hours only with the Sales particulars in hand, and at the prospective purchasers own risk.

















VIEWING

Strictly by appointment with the agents

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GREENSLADE TAYLOR HUNT

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