

LAND AT TINTINHULL

gth

SOMERSET



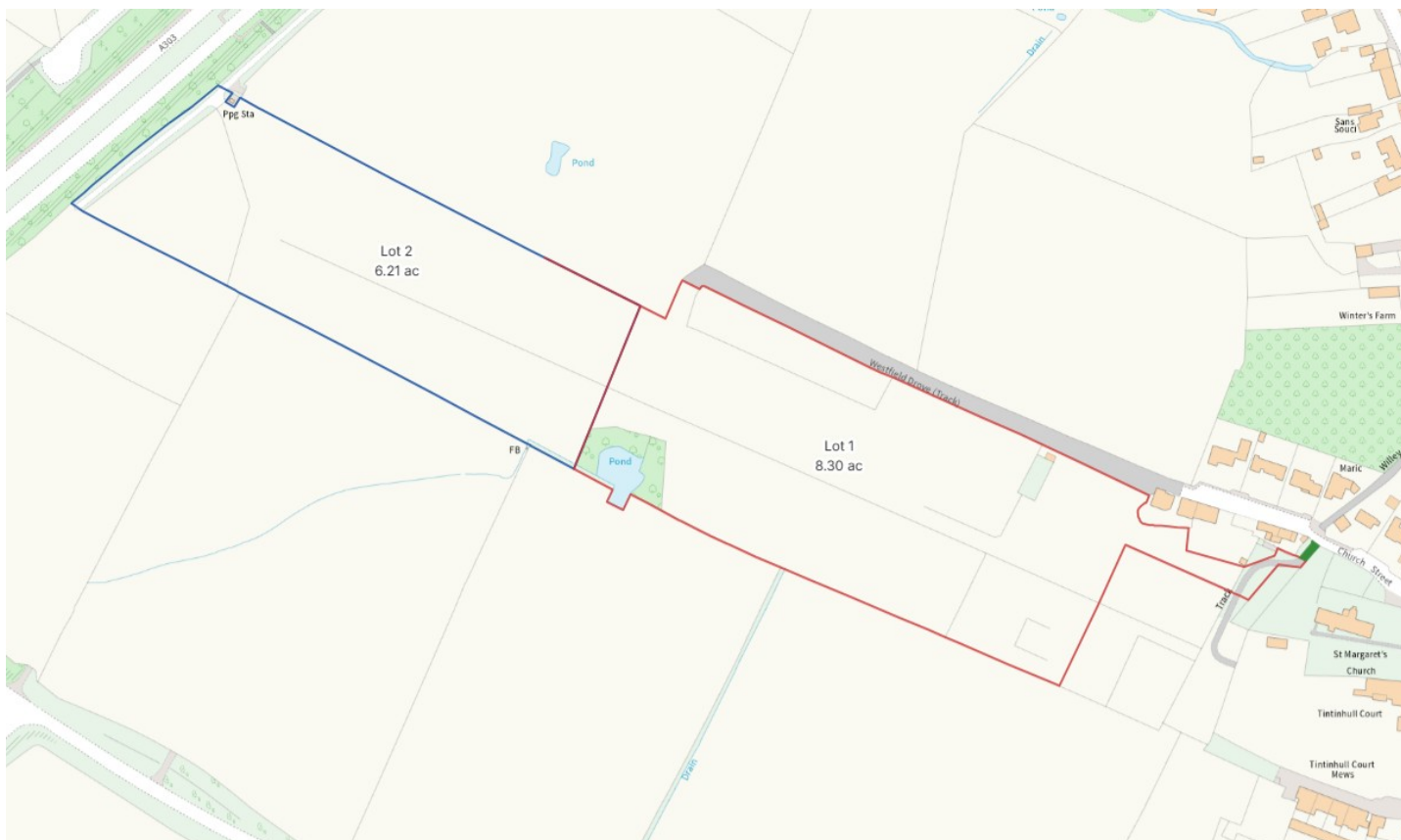
Land at Tintinhull, Somerset, BA22 8PL

An attractive block of former parkland and pasture land ideally suited to amenity use. In total the land extends to approximately 14.47 acres (5.85 ha). For sale by private treaty as a whole or in two separate lots.

Lot 1: £100,000

Lot 2: £80,000

As a whole: £180,000



SITUATION

The land is situated in the heart of the popular village of Tintinhull. The village offers a range of amenities such as a Primary school, Church, outdoor swimming pool, tennis courts, recreation ground with a children's play area, public house, National Trust Gardens along with a superb village hall which offers a wide range of clubs, societies and a coffee shop. Nearby Martock and Yeovil can be accessed via bus routes through the village and are a short distance's drive. The land benefits from good road links being just 1 mile from the A303.

DESCRIPTION

The land comprises an interesting block of former parkland with established parkland trees, bounded by mature hedgerows and fencing in part, lying to the west of Tintinhull Court. The land is bound by stock proof fencing and mature hedgerows and trees in places. The land has most recently been used for grazing and extends in total to approximately 14.47 acres (5.85 ha). It would be ideally suited to amenity use or the grazing of livestock and equestrian. The land is offered for sale as a whole or in two separate lots as follows

Lot 1: Lot 1 contains a pond area in the eastern corner and field



shelter in the norther corner. In total extending to 8.30 acres (3.36ha) or thereabouts. As shown edged red on the plan.

Lot 2: In total extending to 6.21 acres (2.51ha) or thereabouts. As show edged blue on the attached plan.

ACCESS

Lot 1 is accessed via a gateway in the eastern corner over a small right of way leading from the public highway to the access track for the land (as shown green on the plan).

Lot 2 is accessed in the north corner from the A303 followed by an access road leading to a gateway.

SERVICES

We understand the property benefits from a mains water supply to a trough situated within LOT 1. A right will be retained for the owners of LOT 2 to connect into this supply, if sold separately.

OVERAGE

There will be an overage clause included on LOT 1 of 20% over a 20 year period

For the avoidance of doubt, there will be no overage clause included in the sale of LOT 2.

TENURE

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

RIGHTS OF WAY, EASEMENTS, COVENANTS ETC

Lot 1 is accessed over a small right of way leading from the public highway to the access track for the land (as shown green on the plan).

There is a right of way over the access track of Lot 1 in favour of the adjoining land owner (Tintinhull Court) .

There is a public footpath over the access track of Lot 1, however there are no public footpaths traversing the land.

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.



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.

DESIGNATIONS

We are not aware of any designations affecting the property.

FLOODZONE

The land is at low risk of flooding,

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

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

IMPORTANT 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.

DIRECTIONS

From Yeovil head west on the A37 Tintinhull Road and Yeovil Road for approximately 4.5 miles then take the right hand turn onto St Margaret Road into the village of Tintinhull.

For Lot 1: Continue for approximately 0.3 miles then turn left onto Church Road, after approximately 400ft the entrance to the land is located on your left hand side, indicated by a GTH for sale board.

What3words:///approvals.fights.tourist

Lot 2: Continue on St Magaret Road into the village of Tintinhull and turn slightly left as it continues into Queen Street for 0.5 miles. Take the left turning onto the A303 for 0.3 miles and turn left , then immediately right and continue for approximately 0.1 miles. T land is located on your right hand side, indicated by a GTH for sale board.

What3words:///wisely.purified.spin



VIEWING

Strictly by appointment with the agents

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