



3.39 ACRES OFF VOLE ROAD, MARK, HIGHBRIDGE

3.39 acres of Agricultural Land
off Vole Road, Mark,
nr Highbridge, Somerset
TA9 4PD (nearest)

FOR SALE BY PRIVATE TREATY

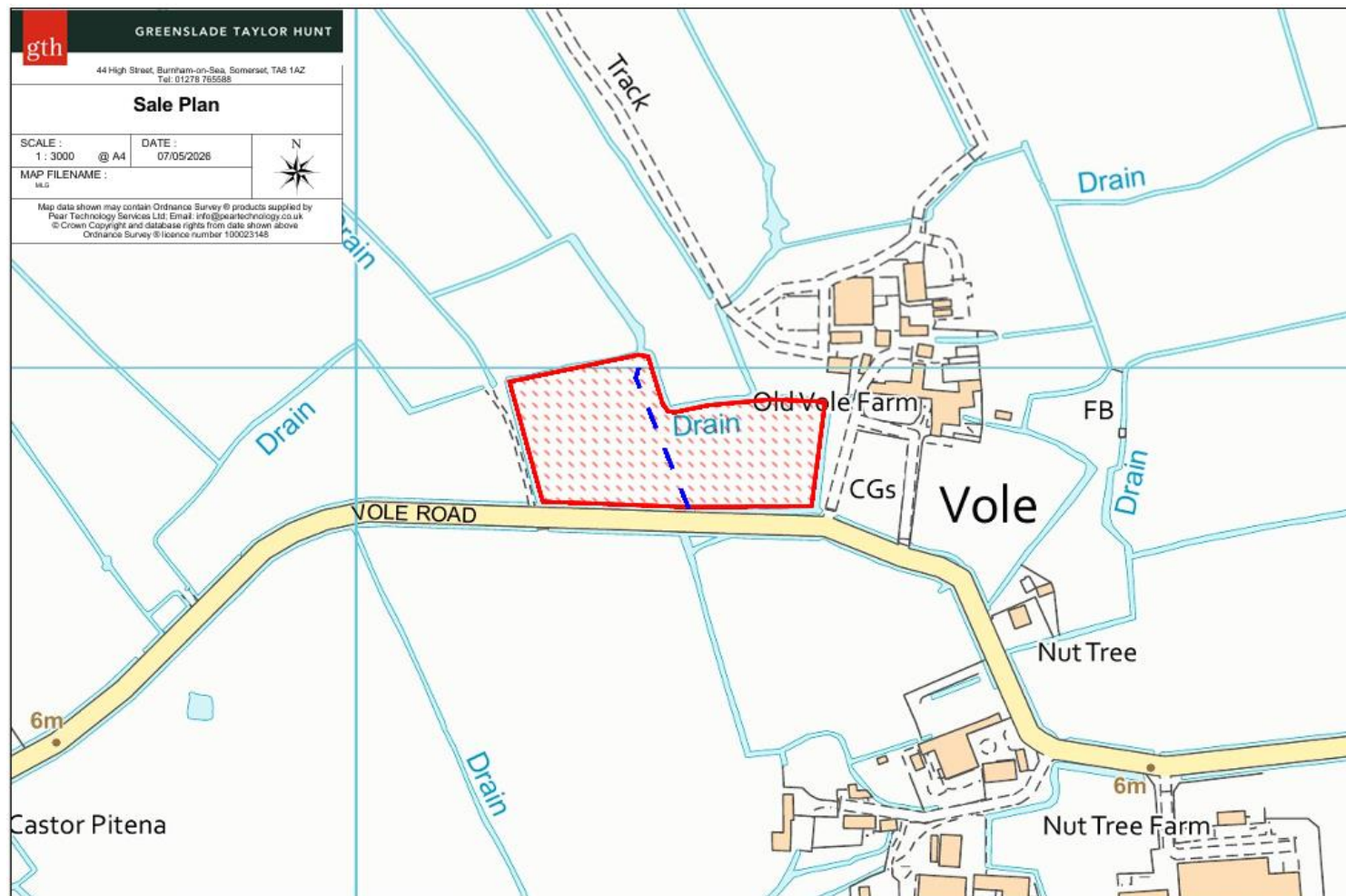
Guide Price: £60,000

DESCRIPTION

A single parcel of Agricultural Pasture Land extending to 3.39 acres (1.37 ha), Field no. ST3649 1895, as edged and hatched red on the attached plan. The land benefits from direct road access off Vole Road, is enclosed with ditch and hedgerow boundaries and is served by natural watering. The land is completed fenced with stock fencing. There is a third party right of way through the property (as marked by the blue dashed line on the attached plan). The land is classified as Grade III under the DEFRA Land Classification map.

DIRECTIONS

From Junction 22 of the M5 motorway continue onto Edithmead Roundabout and take the 3rd exit onto Bristol Road/ A38. Continue for 0.6 miles then turn right onto Harp Road and proceed for 0.9 miles then turn left onto Vole Road. After 0.4 miles turn right and proceed along Vole Road, continue for 0.4 miles. The property will be located on your left hand side and will be demarcated with one of our 'For Sale' boards.



WHAT.3.WORDS

For the exact location download the app and enter:
/// defends.burglars.video

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.

SERVICES

The land is served by natural watering.

OUTGOINGS

The land is subject to drainage rates payable to the Axe Brue Drainage Board.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

BASIC PAYMENTS SCHEME / COUNTRYSIDE STEWARDSHIP

No delinked payments or Countryside Stewardship Agreements are attached to the land or are included in the sale.

ENVIROMENTAL STEWARDSHIP

The land is entered into a 2025 SFI agreement which is set to end in April 2028. The land is subject to the action CLIG3, manage grassland with very low nutrient inputs. This will be terminated on the sale of the land.

STATUTORY DESIGNATIONS

The Land is located within a SSSI impact risk zone, where planning applications are assessed for the likely impact of the adjoining SSSI's, SAC's, SPA's or Ramsar Sites.

DEVELOPMENT CLAWBACK

The land is sold free from any Development Clawback Clauses.

TOWN AND COUNTRY PLANNING

The land is sold subject to any Development plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There is a third party right of way that crosses the land as shown by the blue dashed line on the attached sale plan.

TENURE AND POSSESSION

The land is freehold Title with Vacant Possession available on completion.

VIEWING

At any time during daylight hours on foot only.
Please keep the field gate shut at all times.

AGENTS

Greenslade Taylor Hunt
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