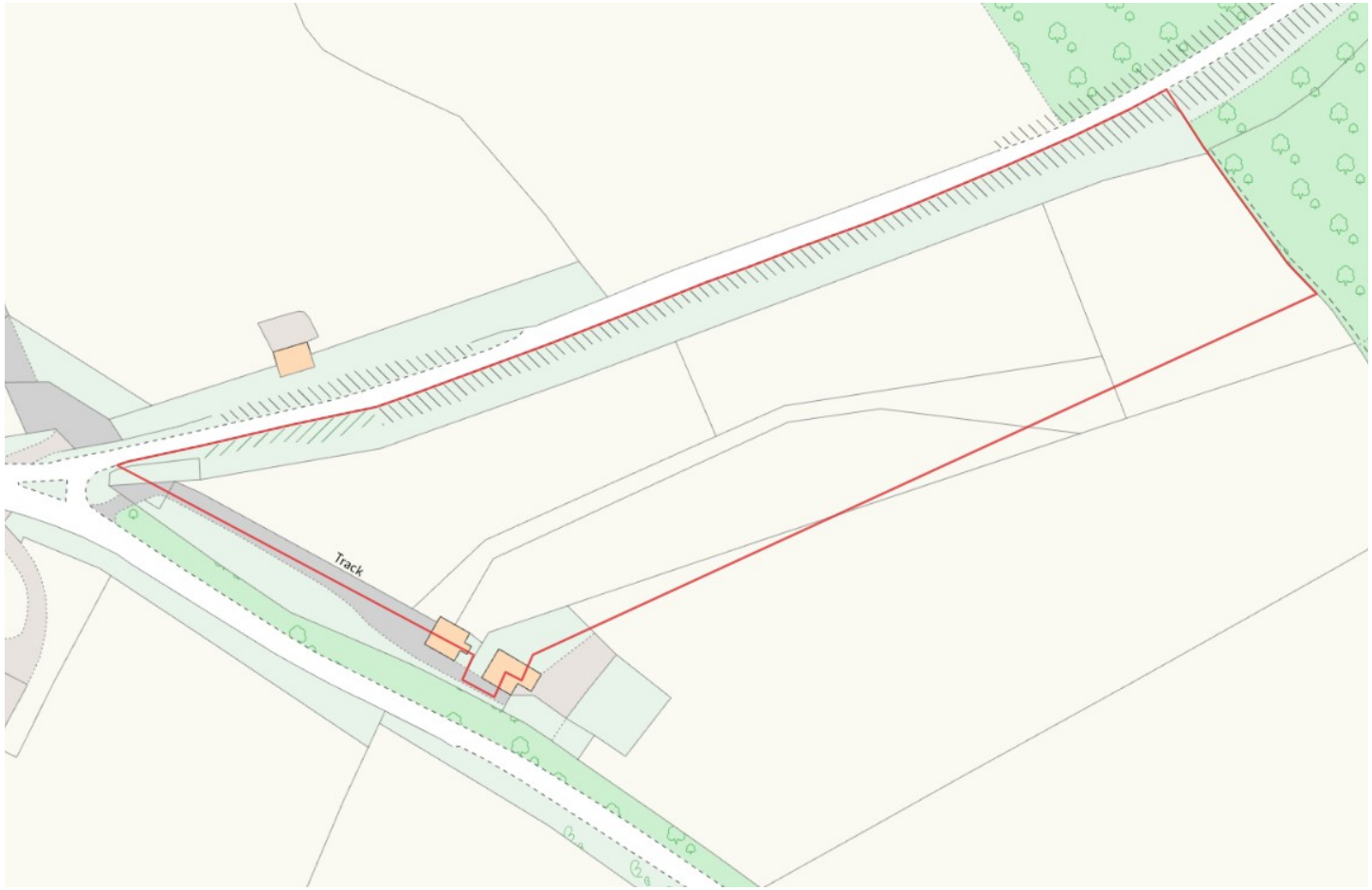
LAND AND STABLING AT HAM HILL





Land at Stabling at Ham Hill,
Montacute, Somerset, TA15 6UH

Guide Price £85,000

The land comprises an attractive parcel of permanent pasture land with stabling situated in an elevated position on the edge of the village of Montacute, on Ham Hill. In total the property extends to 3.23 acres (1.31 Ha).





DESCRIPTION

The land comprises an attractive parcel of permanent pasture land with stabling situated in an elevated position on the edge of the village of Montacute, on Ham Hill. The land extends to approximately 3.23 acres (1.31 Ha) in total and is divided by stock proof fencing into grazing paddocks together with part of the land being planted to fruit trees. In addition, there is a useful stable block of timber pole construction.

SITUATION

The property is situated within the picturesque area of Ham Hill Country Park on the edge of the historic town of Montacute. This area of South Somerset provides excellent opportunities for walking and riding with many footpaths and bridleways close by. Nearby towns include Yeovil (5 Miles East), Crewkerne (7 Miles South West) and A303 (4 Miles North West).

DIRECTIONS

What3words://///incensed.ivory.adverbs

LAND AND STABLING AT HAM HILL



ADDITIONAL INFORMATION

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Access: The land is accessed via a gateway directly from the public highway being Park Lane, followed by a right of way over the trackway leading to the land. This is jointly owned by the owner of this land and the adjoining landowner.

SERVICES & OUTGOINGS

We are not aware of any services to the property.

METHOD OF SALE

The land will be offered for sale by Private Treaty.

GUIDE PRICE

The land has a guide price of £100,000.

AGRI ENVIROMENT 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.

TENURE

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

RIGHTS OF WAY, EASEMENTS

There is a footpath traversing the northern boundary of the land however this is fenced off. 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.

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.











VIEWING

Unaccompanied at any reasonable time with a set of particulars in hand.

Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Email: farms.yeovil@gth.net

GREENSLADE TAYLOR HUNT

www.gth.net