



FOR SALE

- 19.87 acres pastureland across three parcels
- Level topography
- Direct highway access

Land at the Doles, Badgworth

Badgworth, BS26 2QN

£130,000

19.87 acres of permanent pastureland.

DESCRIPTION

19.87 acres of level productive permanent pastureland, split into 3 parcels. Situated off a hard track road known as the Doles. The land is surrounded by mature hedgerow boundaries and natural water courses, which includes a drainage board maintained rhyne running the southern boundary.

The land is classified as Grade 4 under the DEFRA land classification map.

The land benefits from natural watering only.

SITUATION

Access to the land is via The Doles, which provides Gated access to the west on to a tarmac lane, which leads to Badgworth Lane to the north. The land is approximately 2 miles Southwest of Axbridge, and 3 miles away from Wedmore. With close connection to the A38 of 1.5 miles.

What3Words - Northern Access: ///snowballs.hacking.guard

VIEWING

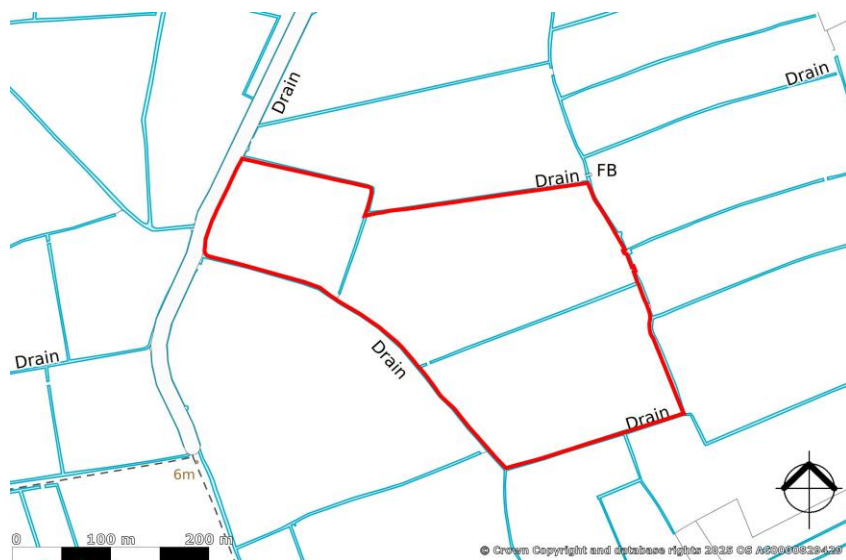
Strictly by appointment with the Agents: David James, Tel: 01934 864300.

GUIDE PRICE

£130,000

LOCAL AUTHORITY

Somerset County Council



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.