



Stables At Mendip Road
Rooksbridge, Axbridge, Somerset, BS26 2UG

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FOR SALE BY PRIVATE TREATY

- 3.12 acres land (1.25 hectares)
- American Barn with stables, tack room and storage space
- 40m x 20m Menage
- Field shelters (with are on skids)
- Turnout Paddocks
- Close proximity to the A38 & M5

Guide Price
£180,000

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DESCRIPTION

An opportunity to acquire an equestrian property close to the village of Rooksbridge in Somerset, and 5 miles from the town of Axbridge.

The land totals 3.12 acres (1.25 hectares) of permanent pasture divided into a number of paddocks with post and rail fencing. There are several wooden buildings including open fronted wooden field shelters located in the fields and a further octagonal shelter/seating area.

A large American style wooden barn contains 3 large stables with storage space and a tack room. There is a second wooden building used for fodder storage.

There is a 40m x 20m menage for private use. The property is accessed via shared trackway, as the asset does not have direct highway access, we understand that there is a right of way granted across the adjoining track (coloured green) and bridge (coloured purple); *at all times for agricultural and equestrian purposes for each and every part of the property with or without animals and vehicles, trailers and machinery over the accessway, subject to payment of a fair proportion of the costs and expenses of maintaining, repairing and renewing the Accessway.*

Access to the M5 motorway is approximately 3 miles away at Highbridge (Junction 22).

Access is from Mendip Road which is an adopted highway maintained at the Local Authority's expense via the adjoining land and a shared access track.

DEVELOPMENT UPLIFT CLAUSE

The land is subject to a development clawback restriction that specifies "25% of the uplift in value for a period of 10 years (from 12th May 2023) for any development other than agricultural and/or equestrian use with up to two single storey dwellings of any description to provide accommodation in connection with such use, will be due to the previous vendor and their successors in title."

DESIGNATIONS

The Environment Agency website identifies the land as situated within a flood risk area (zone 3) and therefore is classed as being at risk of flooding from the sea.

SERVICES

It is understood that there are no services currently connected.

VIEWING

Strictly by appointment with the Agents, David James.

Ref: WRU250014

Date: 12.6.26

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.



