



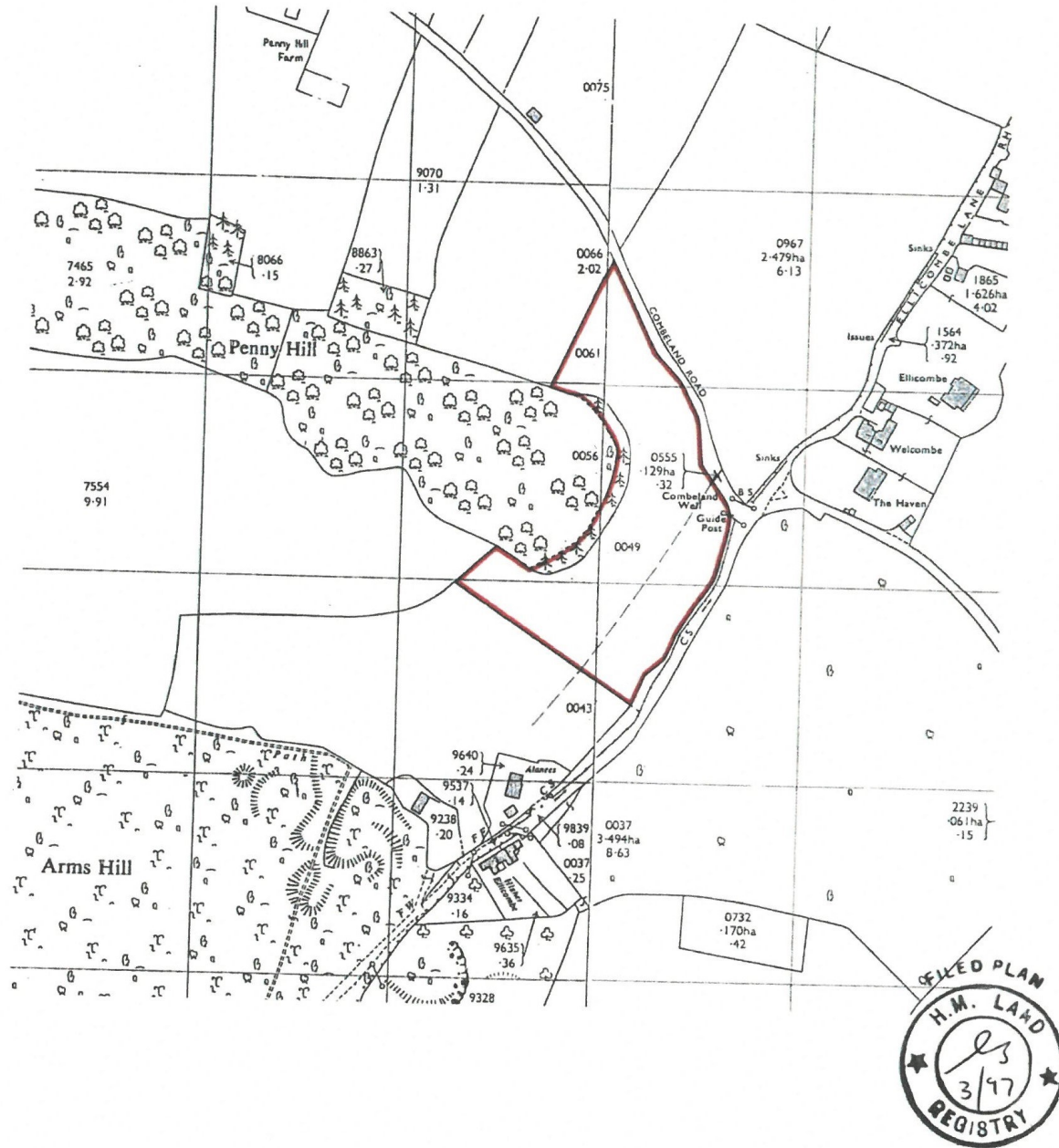
**Land at Ellicombe**

Minehead, TA24

Guide Price £100,000

**Wilkie May  
& Tuckwood**

# Plan



# Description

A rare opportunity to purchase a parcel of land with stables in the area of Ellicombe extending to approximately 3.25 acres, currently being used predominantly for horse grazing.

**VIEWING STRICTLY BY APPOINTMENT ONLY.**

- Vehicular Access
- Water supply
- Electricity supply
- Possible planning permissions to build.



Wilkie May & Tuckwood are delighted to be able to offer this parcel of land which occupies approximately 3.25 acres of land set in the heart of Ellicombe Common, which affords direct access to Grabbist Hill and Alcombe Common and the numerous bridleways over the Exmoor National Park.

The fields are sheltered by an area of woodland at the lower slopes of Penny Hill, from which point there are panoramic views across the countryside to the coast.

Within the boundary of the land there is a timber stable block comprising 3 No. 12' x 12"

stables, one of which is presently used as a feed and hay store. The stables have the added benefit of a metered electricity supply. There are 2 No. taps connected to the mains water supply. Within the northern field there is a water trough which is fed by a natural stream.

Please note there is an uplift clause added to the purchase of this land at 20% of any difference of any increase in land value if planning permission is granted.

**VIEWING STRICTLY BY APPOINTMENT ONLY.**



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The land is offered for sale freehold.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///waking.uniform.imperious](#)

**Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared June 2024. . MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

