



Land at Bowbridge

Shaftesbury Road, Henstridge, Somerset BA8 0TE

21.45 acres (8.68 hectares) of level, productive arable land available in two lots

Lot 1 - 20.04 acres: Guide £220,000

Lot 2 - 1.41 acres: Guide £48,000

Freehold. For Sale by Private Treaty

**Symonds
& Sampson**

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The Land

- 21.45 acres (8.68 hectares) of level and productive farmland
- Farmed in an arable rotation of maize, wheat and grass
- Deep loam, Oxford clay and alluvium soil
- Good inherent fertility
- Long stream frontage to Bow Brook, a tributary of the River Stour, along the northern boundary
- Lot 1 – 20.04 acres (8.11 ha) of farmland
- Lot 2 – 1.41 acres (0.57 ha) suitable for commercial, recreational and equestrian uses subject to any necessary consents

Location

- Located in an accessible, rural position with direct access off the A30
- Henstridge 1.5 miles, Sherborne 7 miles, Shaftesbury and Wincanton 8 miles

Services

Metred mains water supply. If sold separately Lot 2 will use this supply and install a submeter.

Tenure

Freehold with vacant possession

Local Authority

South Somerset District Council - 01935 462462

Material Information

- Not subject to any restrictive covenants or overage clauses.
- The Land is not in a Countryside Stewardship agreement, a Nitrate Vulnerable Zone or a National Landscape (formerly AONB).
- If sold separately the buyer of Lot 2 will erect a stockproof fence between points A and B on the plan
- A public footpath crosses the land (see sale plan)
- If sold separately there will be a small area of shared entrance off the highway.

Viewing

Unaccompanied after informing the agents and with a set of these particulars in-hand.

Directions

What3Words: ///twig.relegate.dollars

The entrance is off the A30 opposite Camp Road out of Henstridge Airfield.



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