

An aerial photograph of a rural landscape in North Brewham, Bruton, Somerset. The image shows a large, irregularly shaped green field outlined in red, which is the subject of the land sale. To the left of the field is a two-story stone house with a dark roof, surrounded by trees and a driveway. To the right of the field are several smaller buildings, including a barn with a corrugated metal roof and a smaller outbuilding. The background consists of rolling green hills and fields, with a line of trees separating the foreground from the distance. The sky is clear and blue.

Symonds
& Sampson

Land at Strap Lane

North Brewham, Bruton, Somerset

Land at Strap Lane

North Brewham

Bruton

Somerset BA10 0JW

2.03 acres of pasture land and woodland with dilapidated buildings and a range of services

FOR SALE BY INFORMAL TENDER

Offers to be received by 12 noon on
23rd October 2024



2.03 acres (0.82 ha)

- A pretty parcel extending to 2.03 acres
- Impressive views of surrounding countryside
- A range of services present and connected
 - Good highway access
- Two timber shed structures in need of replacement
 - Extensive planning history

Guide Price £75,000

Unaccompanied viewings during daylight hours with a set of sales particulars in hand after informing the agents.

Contact Will Cairns on 01258 472244.



THE PROPERTY

Now on the market after nearly 50 years of ownership, the Land at Strap Lane offers an opportunity to acquire 2.03 acres (0.82 ha) of agricultural land in a popular, rural location with the benefit of mains electricity, water and two buildings in need of repair or replacement. The land provides a blank canvas for prospective buyers to adapt to one's own preferences subject to the necessary consents.

SITUATION

The land is situated in a sought-after location southeast of the village of Upton Noble and northeast of the village of North Brewham. The land enjoys a pleasant view of rolling Somerset countryside to the southwest and is not situated in, but on the edge of the Cranbourne Chase National Landscape. The nearby town of Bruton is picturesque and renowned for its historic charm, vibrant community and features a selection of independent shops, quaint cafes, and traditional pubs. Notable cultural highlights in the locality include the acclaimed Hauser & Wirth art gallery, The Newt in Somerset, King Alfred's Tower and the historic Bruton Abbey.

THE LAND

The land is split into two distinct parcels, bounded by mature hedgerows and split by an ecological buffer of mature Oak and Willow Trees. This results in the majority of the land (approximately 1.67 acres) being very private and peaceful. The entirety of the land bar the woodland buffer is comprised of permanent pasture and capable of taking a crop of grass or grazing livestock. The land is generally level in topography and could facilitate a range of recreational, amenity, agricultural, horticultural or equestrian uses.

THE BUILDINGS

There are two dilapidated timber-framed sheds situated at the property. The larger one is located within the woodland buffer on the northeastern edge and is comprised of a timber frame and timber clad elevations under a fibre cement roof. The building extends to an area of approximately 685 sq. ft.



The smaller shed adjoins the northwestern entrance and is also comprised of a timber frame with timber clad elevations under a corrugated metal roof. Both of the buildings have been used for storage and are now of a condition where they are not structurally sound.

Under no circumstances should prospective buyers enter either of the buildings, only external visual inspections of the buildings are permitted. The buildings provide a good footprint for a replacement agricultural building.

SERVICES

There is a mains water which services the land supplied on sub-metre from the adjoining property to the west. The sub-metre is located near the larger shed. There is also mains electricity present and connected which services the larger timber shed, the metre is located on the telegraph pole in the smaller northern parcel of the land.

ACCESS

Access to the property is gained directly off Strap Lane through a single gate, underneath the vegetation there is a hardstanding/concrete driveway up to the larger building which could easily be reinstated. There is a right of access over the adjoining property's driveway to the smaller timber shed.

PLANNING HISTORY

A change of use to light industrial (REF: 093870/003) in 1981 and the change of use to a forestry managers & contractors' business, including the construction of a new vehicle shelter/store on site of the existing building, an office building and tree sorting/store building with the construction of a new vehicular access (REF:100189/002) in 1992 were made. Both applications were approved with conditions but not implemented and have since expired. An application to erect a dwelling and workshop (REF:100189/003) was also made in 2007 but then withdrawn by the current vendors.

LOCAL AUTHORITY

Somerset Council (Mendip District)

Phone: 0300 123 2224

Website: <https://www.somerset.gov.uk/>

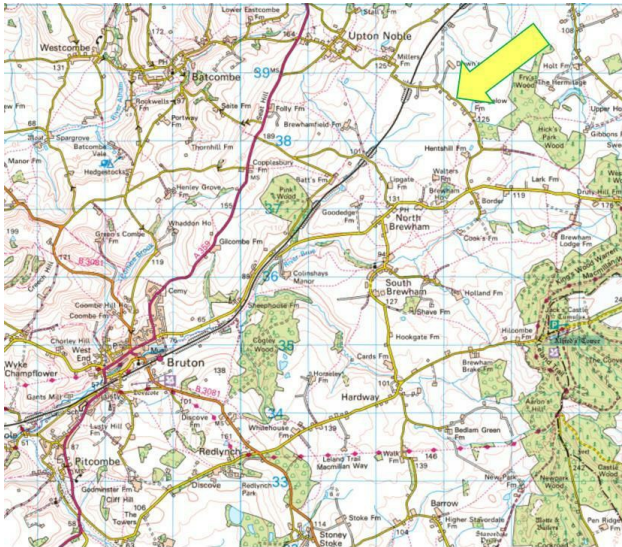


WHAT3WORDS

Gate Entrance: [///whirlpool.club.private](http://whirlpool.club.private)

TENURE & POSSESSION

Freehold with vacant possession on completion.



SturAg/WC/Sep24



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Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

INFORMAL TENDER FORM

Land at Strap Lane, Upton Noble, Bruton, Somerset BA10 0JW

To be submitted by **12 noon on Wednesday 23rd October 2024**

to Symonds & Sampson, Market Place, Sturminster Newton, Dorset DT10 1AR OR by email to wcairns@symondsandsampson.co.uk



Terms: Should you decide to submit an offer it should be submitted in writing upon the following basis:

- 1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
- 2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
- 3. The Vendor does not commit to accept the highest or any offer.
- 4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place.
- 5. You should state any conditions on which the offer is made e.g. subject to survey, or subject to contract only.
- 6. Please mark the outside of the envelope or in the subject line of an email 'Tender – Land at Strap Lane'.
- 7. Envelopes and email attachments will no be opened before the deadline.
- 8. Timescale: The Vendor’s solicitor will issue a draft contract within 28 days after acceptance of an offer.

On receipt the purchaser shall have 28 days to exchange contracts and a further 28 days to complete the purchase.

Name (s):

Address:.....

Postcode:

Telephone: Email:

Offer: £.....

Please provide the following:

a. Confirmation of funds enclosed/attached?: Yes No

If a mortgage is required, please confirm Building Society, enclose Mortgage in Principle and specify amount of deposit.

Name of Lender: Agreement in Principle Enclosed/Attached?: Yes No Amount of Deposit: £
.....

b. My/our solicitors are:

c. If your offer is subject to sale conditions provide further information:

.....

Signed:

Dated: