

The background of the entire page is a wide-angle photograph of a rural landscape. In the foreground, there is a field of tall, green grass with some white wildflowers. The middle ground shows a large, flat field of golden-brown grass, possibly a meadow or pasture. In the distance, there are rolling green hills under a blue sky with scattered white clouds. A line of trees and a small building are visible on the horizon.

# Land at Movey Lane

Limington, Somerset

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# Land at Movey Lane

Limington  
Somerset, BA22 8EG

24.94 acres (10.09 hectares) of level arable capable land situated to the north of Yeovil.  
For sale by Private Treaty as a whole.

- 24.94 acres (10.09 hectares)
  - Level arable capable land
- Conveniently split into two parcels
- Direct access from Movey Lane
  - Mains water
  - Classified as Grade 3
- Set to the west of Ilchester (1.3 miles)
  - Set to the north of Yeovil (5.8 miles)
- Freehold with vacant possession upon completion
  - For sale by Private Treaty as a whole

Guide Price £250,000

Freehold

Yeovil Agricultural  
01935 382901

LCarnell@symondsandsampson.co.uk

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## THE LAND

An attractive block of level arable capable land extending to 24.94 acres (10.09 hectares) in total. The land is conveniently split into two parcels with direct access from Movey Lane. The land is classified as Grade 3 on the Agricultural Land Classification Maps, with lime rich loamy and clayey soils. The land has been cropped in recent years and is currently fallow.

## SITUATION

The land is set to the north of Yeovil, in the county of Somerset. The area is well served providing a range of retail, recreational and educational facilities at Yeovil (5.8 miles south) and more local facilities at Ilchester (1.3 miles west). The land is in close proximity to good road links including the A37 and A303. Yeovil has two mainline railway stations.

## RIGHTS OF WAY

According to the data held by Somerset Council, there is a public right of way which follows the eastern boundary of the southern (19.13 acre) parcel. There is no recorded public right of way along the eastern boundary of the northern (5.81 acre) parcel, however, our understanding is that the public walks this boundary.

## SERVICES

The land benefits from a mains water supply.

## SPORTING

Sporting rights are in hand and included in the sale.

## DESIGNATIONS

We are not aware of any conservation designations affecting the land.

## AGRICULTURAL SCHEMES

The land is not entered into any Environmental or Countryside Stewardship Agreement. There are no delinked payments included in the sale.



## FLOODING

A small part of the northern parcel lies within an area with a high risk of flooding from surface water.

## SOLICITORS

Porter Dobson Solicitors  
Telford House, The Park, Yeovil, BA20 1DY  
01935 424581

## LOCAL AUTHORITY

Somerset Council  
Tel: 0300 123 2224  
www.somerset.gov.uk

## TENURE & POSSESSION

Freehold with vacant possession upon completion.

## DIRECTIONS

Upon entering Ilchester via the A37 from Yeovil, turn right after Limington Car Park onto Limington Road signposted for Limington/Mudford. Continue for 1 mile before turning right onto Movey Lane. Continue on Movey Lane until the end of the track where the land will be denoted by our 'For Sale' board. Please note the track is rough and only suitable for 4 x 4 vehicles or larger.

## WHAT3WORDS

///siblings.gilding.perplexed

## METHOD OF SALE

The land is for sale by Private Treaty as a whole.



YEOAG/LMC/2082024



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