



Land off Kite's Nest Lane , Bourton, Gillingham, Dorset SP8 5AZ

Permanent pasture extending to approximately 8.83 acres on the edge of Bourton village

Mere 3.2 Miles - Gillingham 4 Miles - Wincanton 5.7 miles

• For Sale by Informal Tender • About 8.83 acres • Road Frontage • Close to Cranborne Chase National Landscape • Closing date for offers 12 noon Wednesday 2nd July • FREEHOLD

Guide Price £150,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is situated on the northern edge of the village of Bourton, just 1.8 miles from the A303 which provides direct access to Wincanton and Mere.

Bourton provides a range of local amenities including a public house, service station and post office. Further services are available in the larger towns of Wincanton and Gillingham.

There are an extensive range of footpaths and bridleways locally, including the Stour Valley Way which provides good hacking and walking routes.

DESCRIPTION

The land extends to 8.83 acres within a single enclosure. The land has direct access to Kite's Nest Lane.

The land is classified as grade 4 according to the Natural England Land Classification Maps. The soils may be described as freely draining slightly acid loamy soils.

ACCESS

The land has direct public highway frontage to Kite's Nest Lane.

SERVICES

There is a mains water connection to the land. There are no other services connected.

METHOD OF SALE

The land is offered for sale by informal tender. The closing date for tenders is midday on Wednesday 2nd July.

The informal tender form is available from Stags. Tenders to be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of Patrick Ellicott.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on



purchasers to verify their identity. This will be done by means of an on-line check undertaken by Stags. Please refer to the informal tender form. The vendor is not obliged to accept the highest or indeed any offer received.

TENURE AND POSSESSION

The land is held freehold and is available with vacant possession on completion.

SCHEMES

The land is not entered into any Environmental Schemes.

LOCAL AUTHORITY

North Dorset Council
(<https://www.dorsetcouncil.gov.uk/>).

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned are included with the freehold.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of

any wayleave agreement and any public or private rights of way that may affect it.

A public footpath crosses the land

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email farms@stags.co.uk

DIRECTIONS

From the A303, take the exit onto the B381. Turn right onto New Road and follow the road for approximately 1.5 miles, turn left onto Bridge Street and the land is located on the left-hand side with access from Kite's Nest Lane.

What3words ///chum.shield.flushes

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.



