



Land off Hollowell Hill , Middle Chinnock, Crewkerne,  
Somerset TA18 7PS

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5.75 acres of sloping westerly-facing land located between two popular villages, benefitting from good road access, yard area, with various buildings and sheds.

A303 2 miles. Crewkerne 4.5 miles. Yeovil 7 miles.

- Attractive Location between Two Popular Villages
- Easy access to the A303
- 5.75 Acres
- Stock Proof Fencing
- Range of Outbuildings
- Yard Area
- Metered Water and Generator
- Wonderful Rural Views

Offers In Excess Of £75,000

01935 475000 | [yeovil@stags.co.uk](mailto:yeovil@stags.co.uk)



## SITUATION

The land is situated in a wonderful rural yet accessible location between the sought after villages of Chiselborough and West Chinnock. Crewkerne is within 4.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline railway station to Exeter and London Waterloo. Other nearby villages include Norton sub Hamdon, Stoke sub Hamdon together with Ham Hill Country Park.

## DESCRIPTION

The land is situated over an initial shared track just off Hollowell Hill, which links the villages of Chiselborough and West Chinnock. The land is protected by its own private gated track which leads to a yard area providing ample parking. The land is protected by mixed hedgerows, along with stock proof post and wire fencing and is on a westerly slope and extends to approximately 5.75 acres. There are a fine selection of mature trees within the land including Oak, Ash, Sycamore, Hazel and Hawthorn. Located on the southerly point are a range of

outbuildings, including timber barn 30ft x 8ft, with overhang and concrete floor and a gated yard area. Lean-to store 10ft x 8ft. Hay store 12 ft x 11ft 8'. Store shed 7ft 10' x 7ft 9'. Hay barn 16ft x 12ft. Store shed 6ft 10' x 4ft 10'. There is metered water feeding two troughs and a petrol generator providing light and power.

## ACCESS

The land is accessed off a gravelled track.

## SERVICES

Metered mains water is connected and supplied from the neighbouring farm.

Petrol generator providing light and power.

## METHOD OF SALE

The land is offered for sale by private treaty.

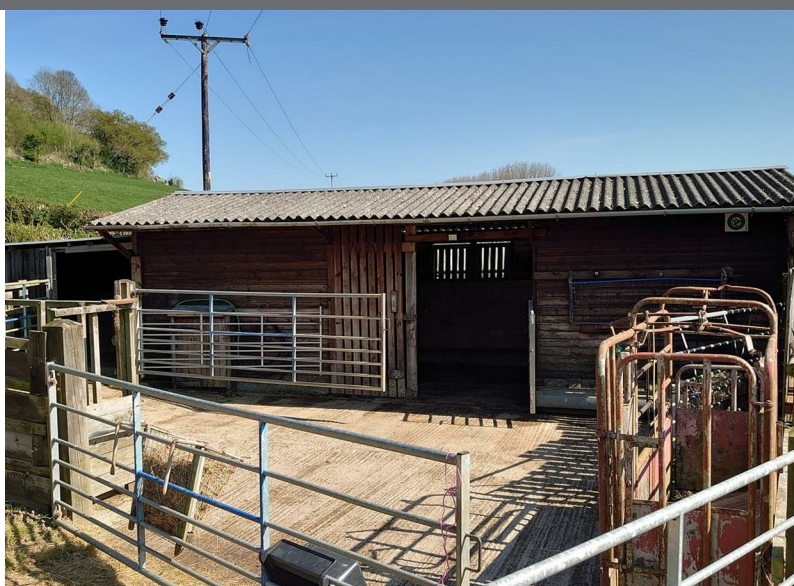
## TENURE

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

## LOCAL AUTHORITY

Somerset County Council. Website:

[www.somerset.gov.uk](http://www.somerset.gov.uk)





## SPORTING AND MINERAL RIGHTS

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

## WAYLEAVES AND 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. There are no public rights of way that affect the land shown on The Ordnance Survey map.

## PLANS AND BOUNDARY FENCES

A plan which is not to be relied on is on the back of the sale particulars and are for identification purposes only. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

## VIEWINGS

Strictly by appointment through the vendor selling agents Stags, Yeovil office. Telephone 01935 475000

Please note farms and land can be dangerous places. Take care when viewing the property, particularly in the vicinity of farm livestock.

## DIRECTIONS

From the A303 between the roundabouts at South Petherton and Cartgate roundabout take the A356 towards Crewkerne. After approximately 2 miles turn left signposted Chiselborough and The Chinnocks. Continue up the hill, passing the two left hand turnings to Chiselborough and follow the road around to the right towards West Chinnock. After a short distance the entrance track to the land will be seen on the left hand side shortly after a small pull in area and is clearly identified by our for sale board.

What3words: [///smarter.chitchat.committee](https://www.what3words.com/#!/smarter.chitchat.committee)







@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.