



Fields at Dunster , Ellicombe, Minehead, Somerset TA24 6TS

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9.54 acres of pasture land with sea views. Gently sloping pasture with mains water, gated road access and well fenced.

Dunster 0.7 miles, Minehead 2.4 miles, Taunton 22 miles

- 9.54 Acres of Pasture
- Gated Road Access
- Mains Water
- Two fields
- Sea Views
- Well Fenced

Guide Price £150,000

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## SITUATION

The land lies on the outskirts of the village of Dunster. Dunster is set around the National Trust Castle and is famous for its octagonal yarn market and range of independent shops. Minehead offers a range of shopping, banks, a hospital and leisure facilities. Taunton has a good range of facilities including excellent state and private schools.

The M5 motorway can be joined at Tiverton (J27), Taunton (J25) and Bridgwater (J24 & J23). Taunton has a mainline rail station.

## DESCRIPTION

The land totals to 9.54 acres and comprises of two fields of gently sloping pasture with gated road access and water. The lower field is divided into two enclosures and there is fenced area where stables could be erected subject to any necessary permissions. The existing timber building is not included in the sale and will be removed. Please ask the agents for further details regarding this. The boundaries are mostly earth hedge-banks.

## SERVICES

There is mains water connected to the land.

## TENURE

Freehold with vacant possession on completion.

## WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of

any wayleave agreements either passing upon, over or under it. The property is also sold subject to and with the benefit of any public or private rights of way.

## PLANS & BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

## DIRECTIONS

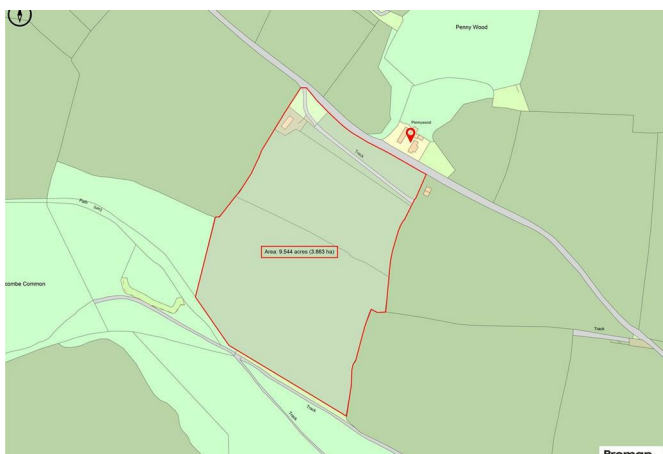
From the Taunton direction pass through Carhampton on the A39 and at the first set of traffic lights continue straight ahead towards Minehead. At the roundabout take the first exit, passing the Rugby Club on the right and continue up the lane. At the triangle turn left towards Dunster and the land will be found on the right hand side identified by our for sale board.

## AGENTS NOTE

Our vendor reserves the right to offer the property for sale by informal tender or Best and Finals should there be considerable interest.

## WARNING

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



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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.