



Land at Stockham Hill , Dulverton, Somerset TA22 9JH

11.09 acres of pasture land with a field shelter and road access located just outside the town of Dulverton

Dulverton 2 miles. Tiverton 13.8 miles. Minehead 17.3 miles.

• 11.09 acres • Direct road access • Spring water • Three enclosures • Timber field shelter • For sale by private treaty • Freehold

Offers In Excess Of £100,000

01398 323174 | dulverton@stags.co.uk

SITUATION

The land is situated in a beautiful rural location just outside the town of Dulverton within the Exmoor National Park. Dulverton offers a variety of shops, a post office, a chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. There are also good recreational facilities.

DESCRIPTION

The land is positioned just off Stockham Hill Lane and comprise three pasture enclosures and a field shelter.

In total the holding extends to approximately 11.09 acres and has been used for grazing. The building is a timber frame field shelter.

SERVICES

Natural water supply (spring). No electricity connection.

ACCESS

There is direct access to the public highway.

METHOD OF SALE

The land is offered for sale by private treaty.

TENURE

The land is owned freehold and is registered on the Land Registry.

DESIGNATIONS AND LAND MANAGEMENT

The land is within the Exmoor National Park and is not within a Nitrate Vulnerable Zone (NVZ).

There is no SFI management agreement affecting the land.

LOCAL AUTHORITY

Somerset Council (West Somerset).

SPORTING RIGHTS

The shooting and mineral rights insofar as they are owned, are included with the freehold of the farm. The hunting rights are owned by the Badgworthy Land Company Ltd.

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.

There are no public rights of way passing across the land.

PLANS AND BOUNDARIES

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

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

Proceed out of Dulverton along Jury Road. On meeting the A396 turn left signposted Bridgetown. Proceed for approximately 2 miles and take the turning left over Chilly Bridge, bear left and continue up the hill. The land will be found on the right hand side opposite Stockham Farm.



@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.