



Symonds
& Sampson

Land at Stoke Trister

Wincanton, Somerset

Land at Stoke Trister

Wincanton
Somerset BA9 9PH

25.85 acres (10.46 ha) of productive pasture land with
mains water and good highway access



25.85 acres

- Productive level pastureland
- Metered mains water supply
- Good access off the highway
- Oxford Clay Loam classified as Grade 3
 - Secure boundaries
- Mains electricity present (not connected)

Guide Price **£280,000**

Freehold

For Sale by Private Treaty

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk



THE PROPERTY

A good sized block of productive, level pasture land extending to 25.85 acres (10.46 hectares). Boundaries are predominantly comprised of well-established hedgerows with a number of mature trees. The land benefits from fantastic access off the adjoining unclassified highway on the southwestern boundary opposite Shaftesbury Lane. The land has slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil, and the entirety is classified as Grade 3 on the ALC map.

SITUATION

The land is situated in a rural yet accessible position south of the small village of Stoke Trister with countryside views to the southeast. The historic town of Wincanton lies approximately 2.5 miles to the west and provides all essential and additional amenities within a ten minute drive. A303 trunk road is also within a 10 minute drive, facilitating easy access east and west.

TENURE

Freehold Title with vacant possession on completion.

AGRICULTURAL SCHEMES

The land is not entered into any agricultural or environmental schemes.

LOCAL AUTHORITY

Somerset Council (South Somerset District)

Phone: 0300 123 2224

Website: <https://www.somerset.gov.uk/>

AGENTS NOTES

Three public footpaths pass through the land, please refer to the sale plan.

The land is not being sold subject to an overage clause or any covenants restricting future use.

There is a drainage pipe which passes through the land on a southeastern trajectory, see sale plan.

DIRECTIONS

What3Words: /// behaving.intruders.oval

SERVICES

The land benefits from a separately metered mains water supply located on the boundary adjoining the unclassified highway. See sale plan.

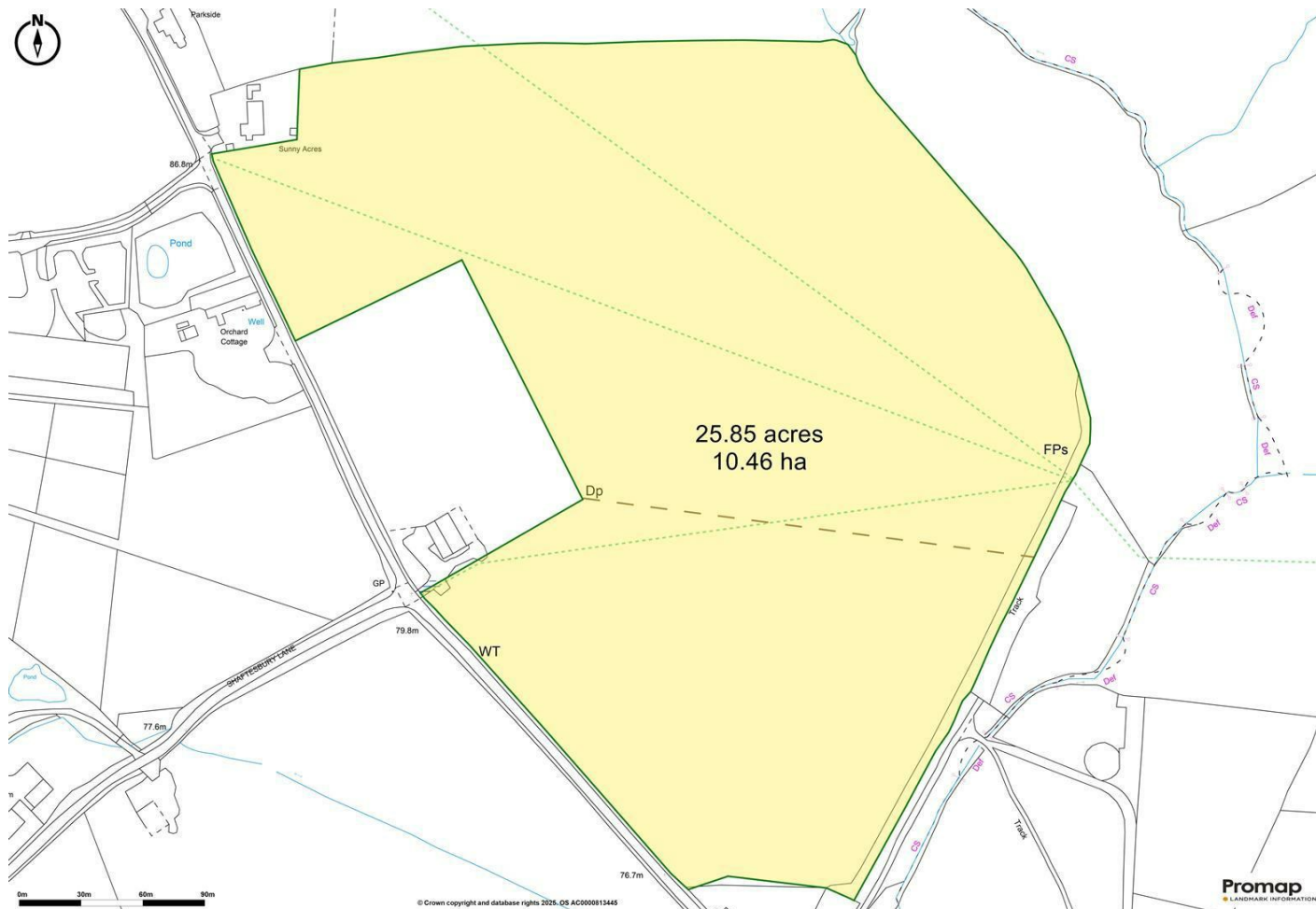
VIEWING

Unaccompanied viewings during daylight hours with a set of sales particulars in hand after informing the agent. Contact Will Cairns on 01258 472244.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





SturAg/WC/Jan26



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