

Strawberry Fields

Strawberry Fields

Holford, Bridgwater, Somerset, TA5 1SA

A rare opportunity to purchase approximately 15.5 acres of mixed woodland and pasture, situated Holford with direct access to the Quantock Hills.

- Mature Woodland & Pasture land
- Approximately 15.5 acres
- Direct access to the Quantock Hills
- Conservation appeal
- Tranquill location, gently sloping pasture
- Shared access
- Close to village of Holford
- GUIDE PRICE £100,000
- For sale by Private Treaty

Guide Price £100,000

SITUATION

The land is situated on a quite no through road in the village of Holford. The village is on the edge of the Quantock Hills and within 2 miles of the coast. The area is renowned for its walks and countryside pursuits with the famous Coleridge Way accessible not far away.

Holford has a pub, hotel with restaurant, church and very active village hall (see village website). More extensive facilities are available in the large village of Nether Stowey 3 miles away. Taunton (14 miles) the County town, gives access to the national rail network (London from 1 hour 40 minutes) and Bridgwater (11 miles) both give access to the M5 and a far wider range of facilities.







DESCRIPTION
A rare opportunity to purchase approximately 15.5 acres of mixed woodland and pasture situated close to the village of Holford with direct access to the Quantock Hills. The land has huge conservation and sporting appeal. The land has vehicular access from two unmade forestry commission tracks located from the east and west of the land.

SERVICES
There is an electricity supply which runs underground into the land which is currently capped.

SCHEMES
No entitlements are available and the land has not been registered with the Rural Payments Agency.

SPORTING & MINERAL RIGHTS
The sporting rights are owned by The League Against Cruel Sports. The mineral rights insofar as they are owned are included within the freehold.

PLANS & BOUNDARY FENCES
The plan is for identification purposes only and must not be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

WAYLEAVES & RIGHTS OF WAY
The property is sold subject to and with the benefit of a wayleave agreement in respect of the electricity line that crosses the land and it is sold subject to and with the benefit of all agreements and easements in respect of underground cables, wires, stays, drainage pipes passing upon, over or under the land. There is a footpath that crosses part of the land.

LOCAL AUTHORITY
Somerset Council, The Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE.

VIEWINGS
By prior appointment with the agents within the hours of daylight with sale particulars to hand.

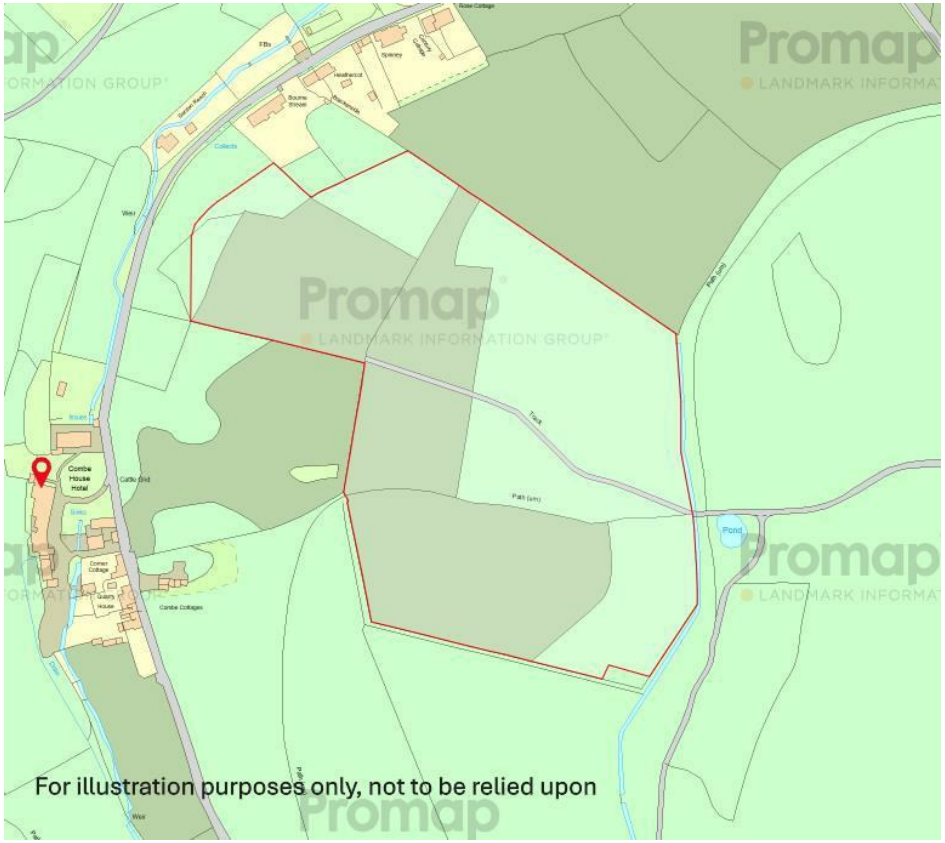


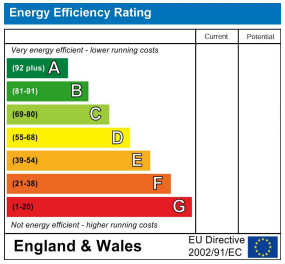




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk

01823 256625