



## Land at Clapton Clapton Road, Crewkerne, Somerset TA18 8PR

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A ringfenced block of grassland with woodland and road frontage, extending to about 95.85 acres in all.

- Crewkerne 2 Miles - Chard/A358 8.8 Miles - Beaminster 6.5 Miles

- For Sale by Private Treaty
- Extending to 95.85 acres (38.80 ha) in all
- Ringfenced block of land with good internal access
- Productive grassland suitable for grazing and mowing in part
- Direct road access
- Good road links to Crewkerne, Chard & the A358
- Freehold

Guide Price £850,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## SITUATION

The land is positioned in an accessible rural location, approximately 2 miles South-West of Crewkerne in South Somerset. Crewkerne offers a range of local amenities, including a Waitrose Supermarket, hospital, a variety of pubs and eateries and a train station.

The land is accessed off Clapton Road, which offers direct access to Crewkerne. The A30 is located 2 miles away and provides good communication links to Chard, the A358 and the A303.

## DESCRIPTION

The land extends to approximately 95.85 acres (38.80 ha) in all of predominately south facing permanent pasture with approximately 7.91 acres of woodland, offering sporting and amenity appeal. The field parcels are of good size and scale well suited to modern farming practices with internal gateways serving the individual enclosures. The land is bound by mature hedgerows and stockproof post and wire fencing.

The land is identified as principally grade 3 according to the Natural England Provisional Land Classification Maps. The soils may be described as slightly acid loamy and clayey soils, mainly suited to autumn sown crops and grassland.

## METHOD OF SALE

The land is offered for sale by private treaty.

## ACCESS

Direct access from the public highway (Clapton Road).

## SERVICES

There are no mains services connected. A spring fed water supply is available. Prospective purchasers must satisfy themselves as to the potential for any future connections.

## TENURE & POSSESSION

Freehold with Vacant Possession on completion.

## DESIGNATIONS & LAND MANAGEMENT

The land is not subject to any environmental schemes.



## **SPORTING & MINERAL RIGHTS**

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

## **WAYLEAVES, EASEMENTS & 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. A public bridleway crosses the land as identified on the sale plan. The property is sold subject to a service easement granted in favour the neighbouring property for the maintenance of two springs located in field number 3917. The easement permits access for inspection, maintenance and repair of the said water infrastructure as reasonably required.

## **PLANS & BOUNDARY FENCES**

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

## **VIEWING**

By appointment only. Please contact Stags Farm Agency on 01392 680059 or email [farms@stags.co.uk](mailto:farms@stags.co.uk)

## **DIRECTIONS**

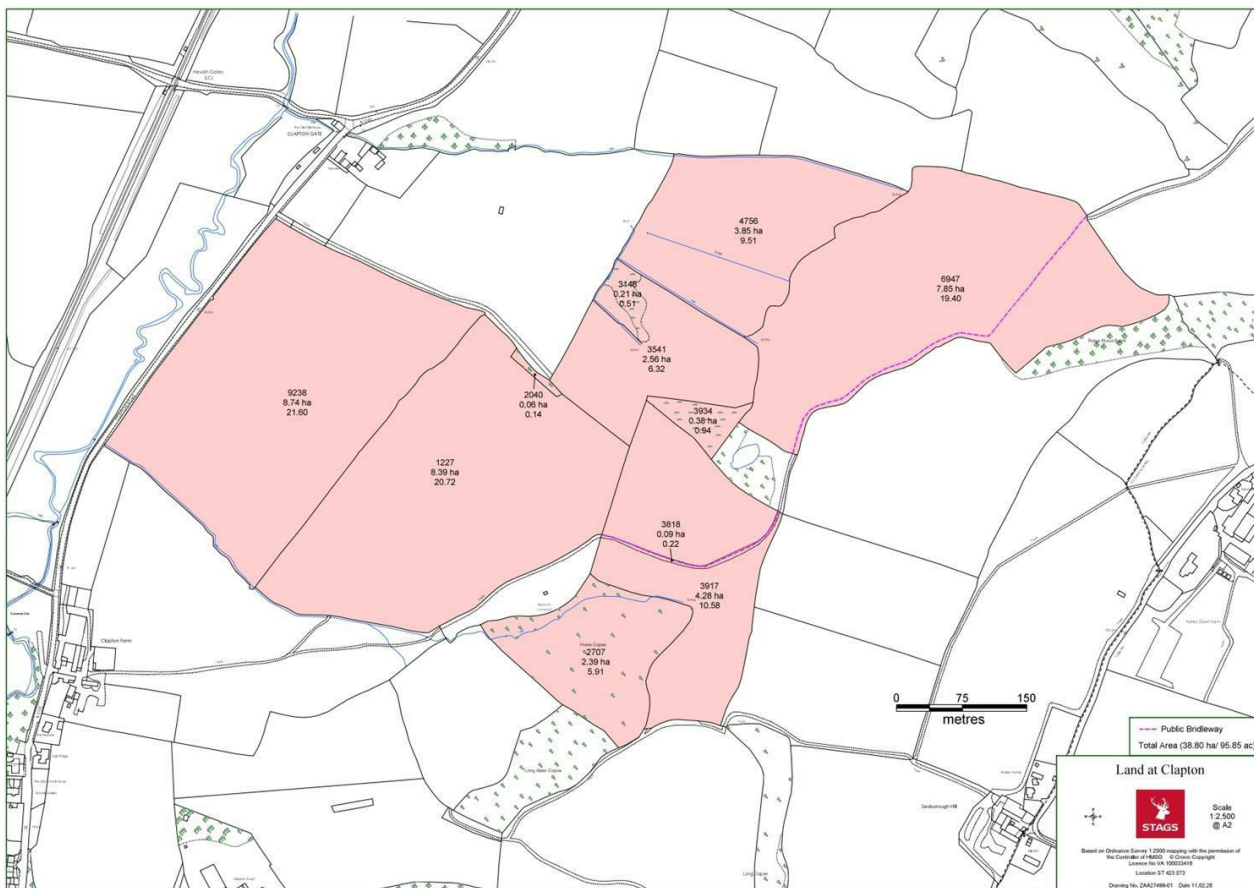
From the A30 follow the road to Church Street in Crewkerne. Turn right onto Market Street and follow the road. At the roundabout, continue straight over onto the B3165/ Clapton Road. Follow the road for approximately 1.8 miles and the land will be found on the left hand side, identified by the Stags For Sale board.

What3words: ///slimming.rudder.gamer

## **DISCLAIMER**

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. All photographs, measurements, floorplans and distances referred to are given as a guide only. 4. 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.





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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.