

STAGS

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

## Guide Price £90,000

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## 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 hunting rights are owned by the Badgworthy Land Company Ltd and the shooting rights are held with Hollam Estate.

## 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.






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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.