



LAND AT HURST DROVE, WESTMOOR LANE

Hambridge, TA10 0AP

£60,000

Tamlyns

PROPERTY DESCRIPTION

Description

A single level field parcel of 10.39 acres (4.2 Ha), east of the village of Hambridge. The field is currently laid to permanent pasture, recently being used for the grazing of livestock and hay making in recent years. The land is bounded by a mixture of natural hedgerows and ryne. The land has potential for a number of end uses including agricultural, amenity and equestrian (subject to the necessary consents).

Situation

The land lies off Westmoor Lane/New Road inbetween Hambridge and Stembridge, benefiting from direct road frontage.

The local area*

5 miles – Langport

15 miles – Taunton

* Distances are approximate & sourced from Google Maps

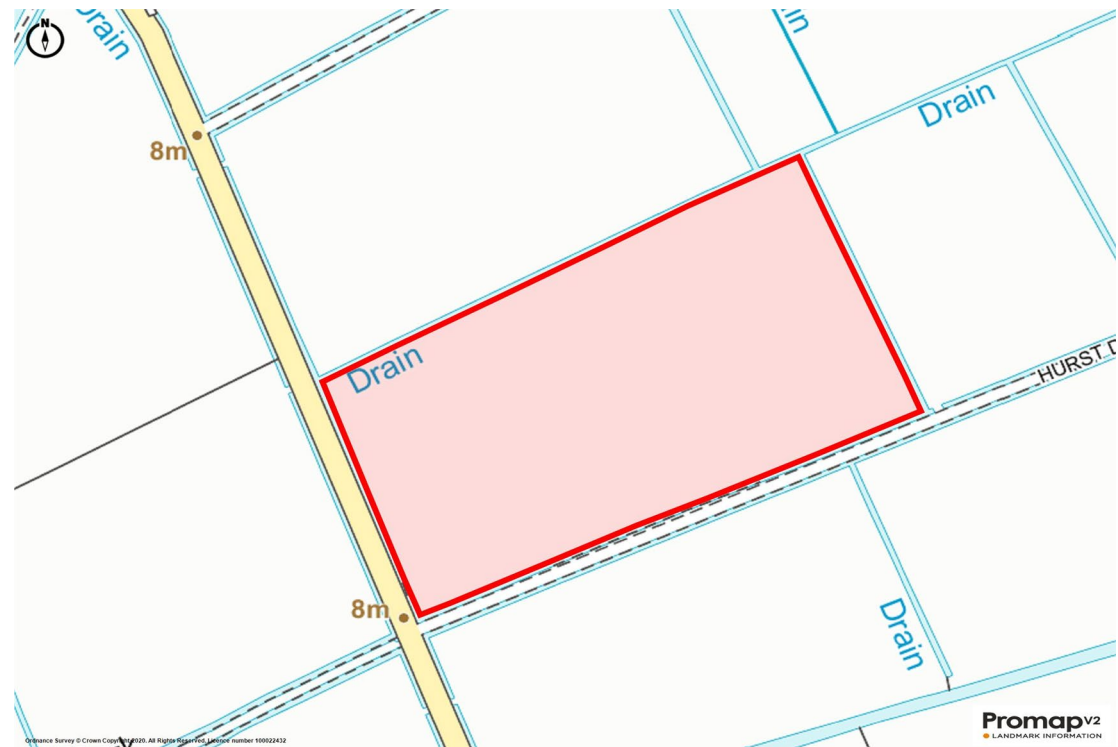
Local Authority

Sedgemoor District Council.

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR SALES TEAM

01278 458 241

agricultral@tamlyns.co.uk



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Directions

Travelling from Langport, head south-east on the A378 towards Curry Rivel for approximately 2 miles. Once at Curry Rivel, head towards Hambridge through Willtown, for approximately 2.5 miles. On arrival at Hambridge take the left opposite the Lamb & Lion, along Westmoor Lane which will become New Road. Continue along this road for about half a mile, the field will be on your left hand side, identified by a Tamlyns For Sale board.

Services

There are no mains water supply to the land.

Tenure

The land is currently subject to a grazing licence agreement, running from 1st April 2020 - 31st October 2020. If completion is prior to this date, occupation will not be available until 1st April 2020.

Agricultural Stewardship

The land is not currently subject to any Management Agreements or Stewardship Schemes.

Wayleaves, Rights & Easements

The property is sold subject to any Rights of Way, Wayleaves or Easements, which may exist at the time of sale whether expressly mentioned in these particulars or not. Prospective purchasers will need to make their own enquires with regard to this matter.

Planning

Potential purchasers are advised to make their own enquires with the local district council as to any planning potential.

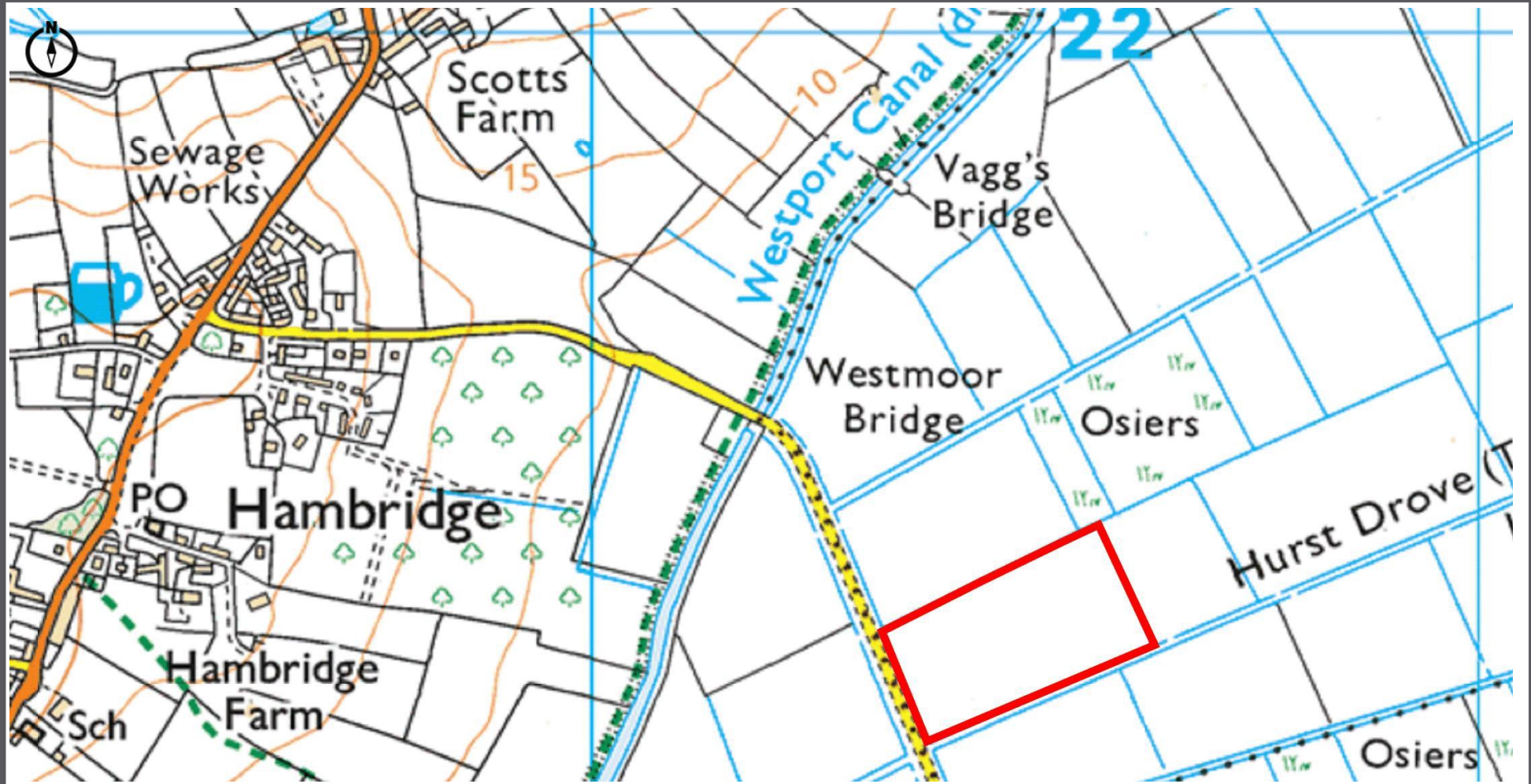
Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans in these particulars are to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that any property has the necessary planning consents, building regulations or other consents.

Viewings

Strictly during daylight hours only and applicants are required to inform Tamlyns on before viewing. It is advised that inspections take place with a set of Sales Particulars to hand. Please ensure all gates are shut before leaving the land parcel, as there may be livestock on site.

PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

Tamlyns

