

## Land at Woollen Lane Marston Magna, Yeovil, BA22 8DB

A single parcel of pasture land extending to 4.68 acres (1.89 hectares) situated in an edge of village location. For sale by Public Auction and via Livestream on Thursday 21 September 2023 at 2:00pm at Digby Hall, Hound Street, Sherborne DT9 3AB

Guide Price

**£60,000\***

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



# Land at Woollen Lane

Marston Magna, Yeovil  
BA22 8DB

For sale by Auction on Thursday 21 September 2023

Viewing during daylight hours with a set of these particulars to hand having first informed the agents.

## The Property

An attractive single parcel of pasture land extending to 4.68 acres (1.89 hectares) situated on the edge of the village of Marston Magna. The land is enclosed by hedge and tree lined boundaries. The soil is slightly acid loamy and clayey soils and is classified as Grade 3 on the Agricultural Land Classification Map.

## Situation

The land is situated in the county of Somerset to the north of the village of Marston Magna. The town centre of Sherborne is located approximately 5.5 miles south east whilst the town centre of Yeovil is located approximately 5.5 miles to the south west. The land is accessed from Woollen Lane.

## Rights of Way

No public rights of way affect the land.

## Restrictive Covenant

Please note, the Title Register contains an existing restrictive covenant worded "not to carry on or to permit to be carried on upon the Property any development whatsoever". See legal pack for full details.

## Tenure and Possession

Freehold with vacant possession on completion.

## Sporting

All rights are owned and included in the sale.

## Local Authority

Somerset Council  
somerset.gov.uk  
Tel: 0300 123 2224

## Solicitors

Milford & Dormor Solicitors  
Domenica Fazio  
45 Fore Street, Chard, Somerset TA20 1PT  
01460 61000  
D.Fazio@milfordanddormor.co.uk

## What3words

///larger.torso.bunkers

## Directions

From Yeovil, take the A359 towards Marston Magna. Continue for approximately 5.4 miles into the village of Marston Magna. Continue through Marston Magna until you reach the last house in the village on the left hand side. On the left hand side immediately after the last house is Woollen Lane and the entrance to the land as denoted by a Symonds & Sampson LLP for sale board.

## Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at  
<https://www.symondsandsampson.co.uk/auctions/property-auctions>

## Legal and Information Pack

A full legal pack can be purchased online. Please telephone the office below to check availability.

**We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

## Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1200 (£1000 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

LMC/26/07/2023

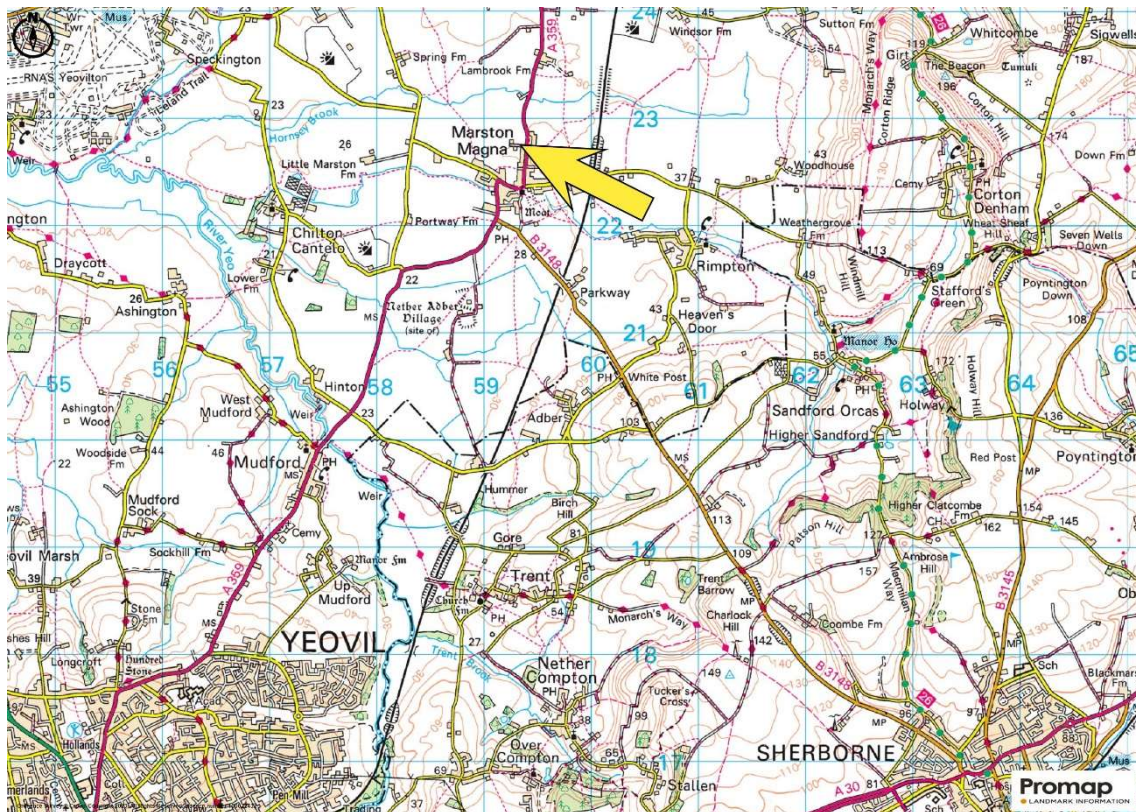
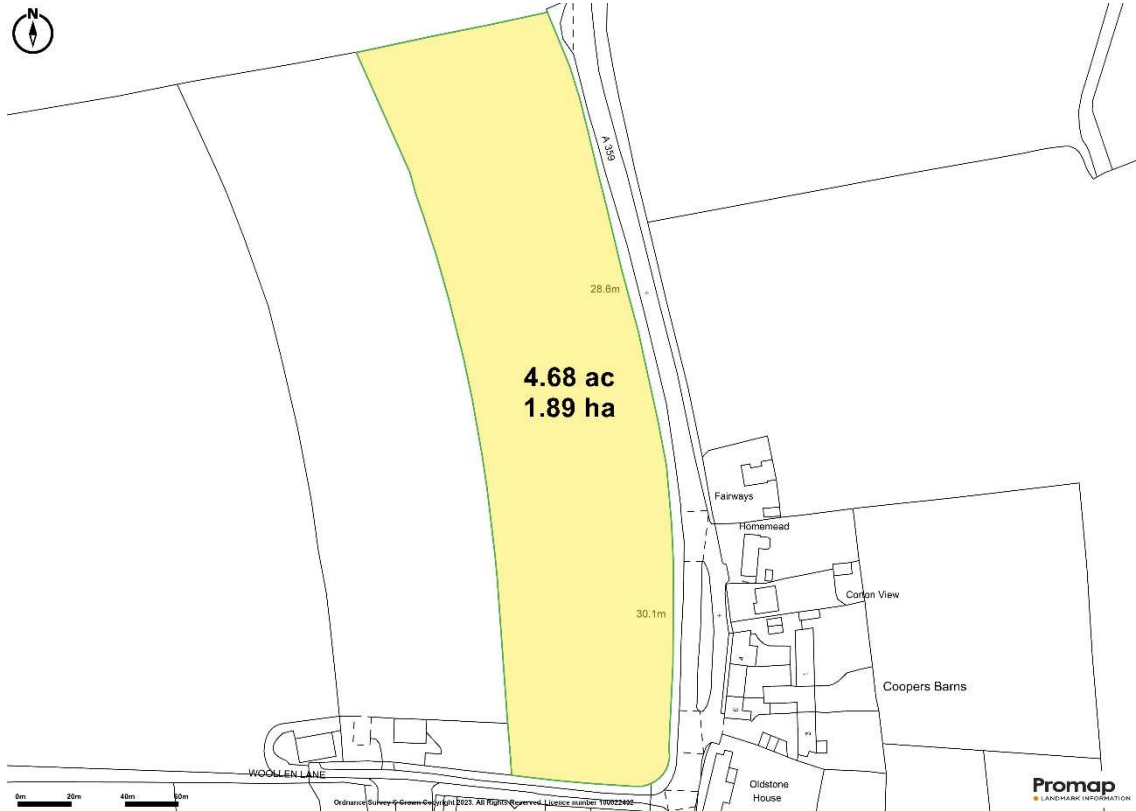


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