



FOR SALE

- 33.26 acres (13.46 ha) of pastureland and woodland
- Suitable for agricultural use
- Available as a Whole or in Lots
- Good vehicle access from Bourton Lane
- 1.6 miles west of Axbridge
- 19 miles from centre of Bristol

Land at Bourton Lane

Compton Bishop, Axbridge, Somerset, BS26 2EP

Guide Price as a Whole: £400,000

Or available in lots by negotiation.

GENERAL

An opportunity to purchase 33.26 acres of land comprising of 8 parcels available as a whole or smaller lots by negotiation, in the heart of Somerset.

- NG1304 6.73 acres 2.72 hectares (light pink)
- NG2522 8.06 acres 3.26 hectares (light blue)
- NG3116 1.99 acres 0.80 hectares (green)
- NG3622&3609 3.59 acres 1.46 hectares (yellow)
- NG1342 6.43 acres 2.60 hectares (purple)
- NG1748&1558 4.39 acres 1.78 hectares (pink)
- NG9928&0428 2.07 acres 0.84 hectares (orange)

The land consists of undulating pastureland and woodland, ideal for agricultural use. There are two public footpaths which cross the land, and the land can be accessed via a gateway on Bourton Lane, and footpaths from the North, East, South and Western boundaries of the lands.

The land is subject to both Countryside Stewardship and Sustainable Farming Incentive agreements, details on the revenue can be provided if required. The vendors will give the option to purchasers to transfer the remaining duration of the agreements on sale completion.

GUIDE PRICE

As a whole: £400,000. Or in smaller lots by negotiation – Price on request.

DESIGNATIONS

- Area of Outstanding Natural Beauty
- National Nature Reserve
- Site of Specific Scientific Interest – Unfavourable Recovering
- SSSI Risk Impact Zone
- Special Area of Conservation

TENURE

Freehold with vacant possession.

SERVICES

There is mains water connected to the land.

LOCATION

The land is off of Bourton Lane in Compton Bishop, west of the village of Axbridge and approximately 19.2 miles from the centre of Bristol.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

LOCAL AUTHORITY

Somerset Council Tel: 0300 123 2224

Ref: WRU240025

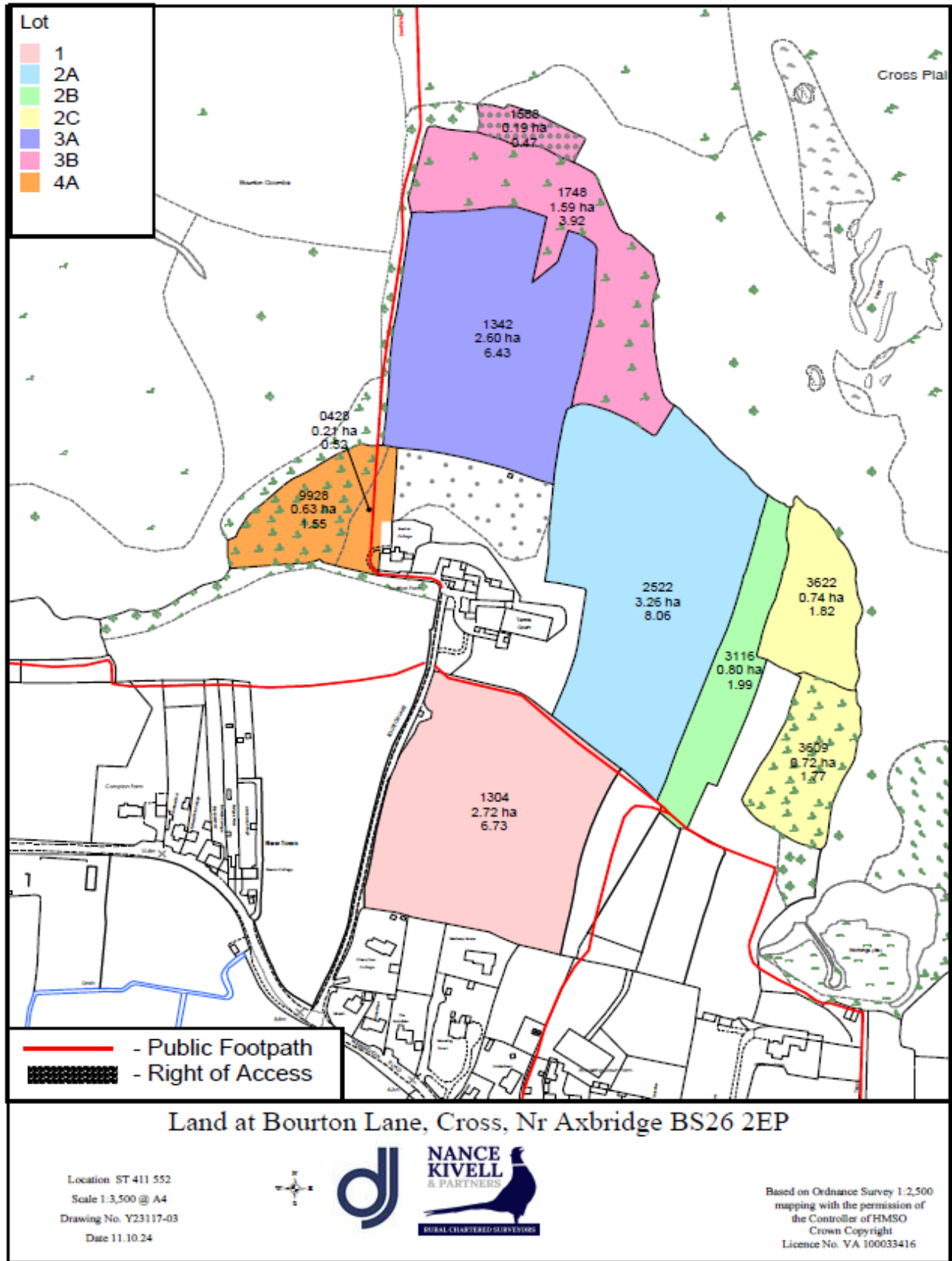
Date: 15th October 2024

Advertised as Joint Agents with Nancekivell & Partners



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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



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