



Land At Treborough Brendon Hill, Treborough, Somerset
TA23 0LG

**3.55 acres of pasture land with direct road access
and a field shelter.**

Roadwater 2.5 miles Williton 6.5 miles Watchet 7.5 miles Taunton 18
miles

• 3.55 acres of pasture land • Two Paddocks • Gated road access • Gently
sloping pasture • Field Shelter

Offers In Excess Of £48,000

01398 323174 | dulverton@stags.co.uk

SITUATION

The land is located alongside a quiet country lane, partially bordered by woodland, just south of the village of Treborough. It is ideally situated to take advantage of riding in the nearby Treborough woods and along the Coleridge bridleway. Also very close by is the Treborough Cross Country Course.

DESCRIPTION

The land extends to 3.548 acres (1.436 Ha) in total and has fully stock proof fencing. It provides good productive grazing, has a timber field shelter and the neighbouring woodland provides additional shelter. The land is east facing and gently sloping.

ACCESS

From the quiet country lane there is a gated access point to the enclosure.

LOCAL AUTHORITY

West Somerset Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA. Tel: 01643 703704

SERVICES

There are no mains services connected.

TENURE

The property is freehold with vacant possession upon completion.

PLANS AND BOUNDARIES

A plan for identification purposes is included with these particulars, but is not to scale and is not to be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave

agreements in respect of electricity or telephone poles, wires, stays, cables, etc; or any water or drainage pipes, etc either passing upon, over or under it. The land is also sold subject to and with the benefit of any public or private rights of way or bridleways etc.

VIEWING

Strictly by appointment with the agents please.

With a copy of particulars in hand. Those parties viewing the land are requested to close the gates on entering and leaving the enclosure as well as having respect for the Country Code and keeping dogs on leads and children under strict supervision. There may be stock on the land and therefore those people viewing do so entirely at their own risk.

DIRECTIONS

From Dulverton proceed west on the B3222 until you reach the A396 wherein turn right. Take the second left signposted to Bury and Watchet and proceed along this small road for approximately 1½ miles until a 'T' junction is reached. Turn left here and follow the B3190 passing through the village of Upton and keep heading north until you reach the left turning onto the B3224 beside a little chapel, signposted Wheddon Cross and Exford. Travel along the B3224 for approximately ½ mile and take the first right signposted Treborough and Roadwater. The land will be found on the right side after approximately ¼ mile.



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