



Land at Notting Hill Way

Axbridge, Somerset

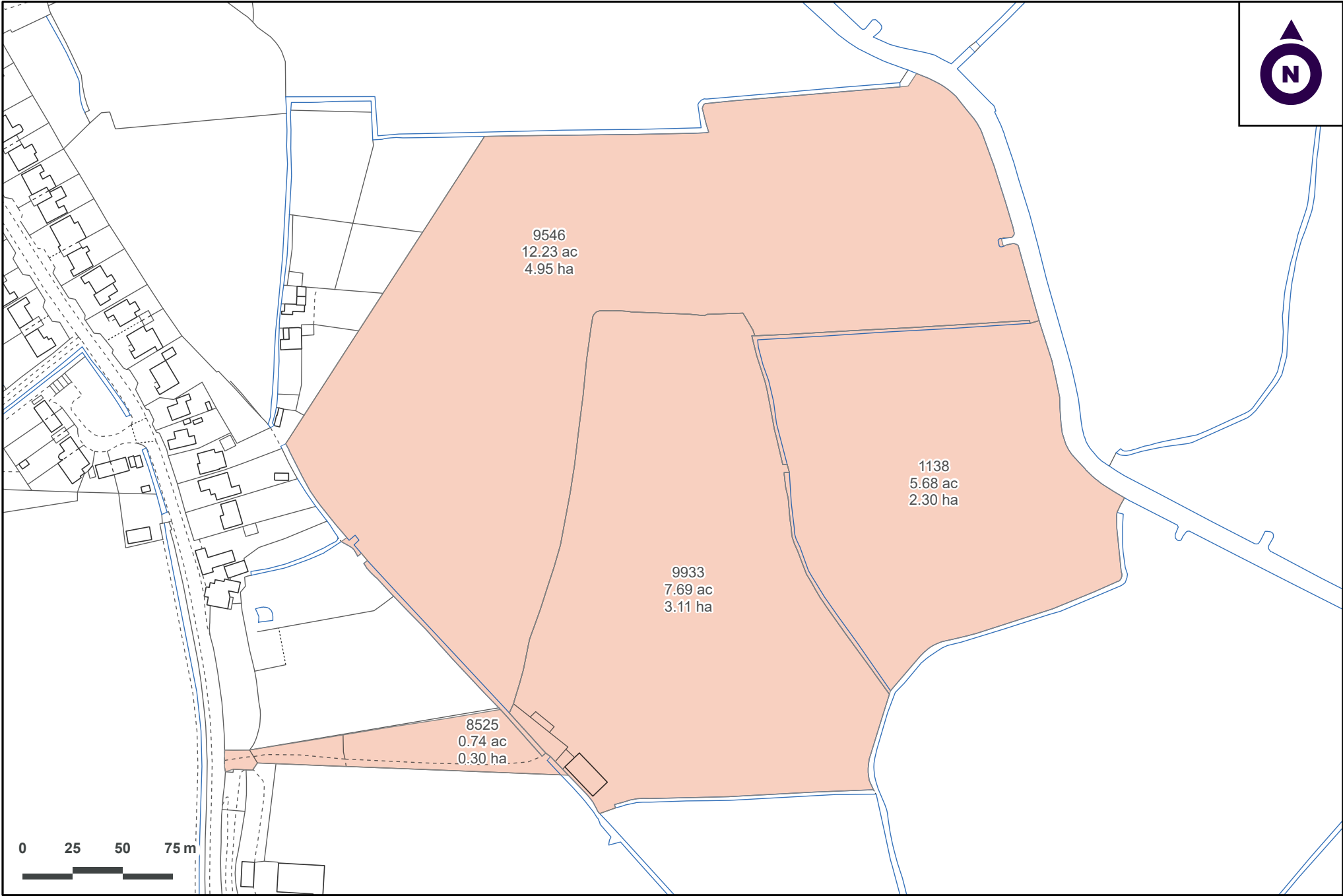
Carter Jonas

Land at Notting Hill Way
Lower Weare
Axbridge
Somerset

A parcel of 26.34 acres of
pastureland together with
a modern farm building.

In all extending to 26.34 acres.
For sale by private treaty as a whole.

Carter Jonas



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Location

The land is located close to the village of Lower Weare within easy reach of the A38 between Axbridge and Cheddar and Junction 22 of the M5 Motorway.

Property

The property comprises a level parcel of pastureland totalling 26.34 acres together with a timber framed farm building and with the benefit of mains water connected.

The land is divided between four main field enclosures. Access is available via a stone track leading from Notting Hill Way, which runs along the western boundary. The eastern boundary of the land comprises the River Axe.

The farm building comprises a four bay timber framed machinery and fodder store with timber clad elevations under a fibre cement roof. The building measures 60' x 30'.

Method of Sale

The property is offered for sale by private treaty with a guide price of £350,000.

Tenure & Possession

The freehold of the property is offered for sale. Vacant possession is available from 15th March 2027.

Services

The property is serviced by a mains water supply.

Wayleaves, Easements & Rights of Way

There is a right of access over the first part of the access for the property to the south. In addition, there is a right of access over the track into the field to the north, and via the track and along the southern/western boundary of field 9546 to the paddock to the north/west of the property.

Health & Safety

Potential purchasers should take particular care when inspecting the land, being conscious of sudden movements from livestock which may be present and machinery which may be operating at the time of inspection, as well as uneven, steep and slippery ground conditions. Potential purchasers should also be mindful of the open water along the eastern boundary when inspecting the land and not venture too close to the River Axe.

Local Authorities

Somerset Council
(formerly Sedgemoor District Council)
www.somerset.gov.uk

Viewings

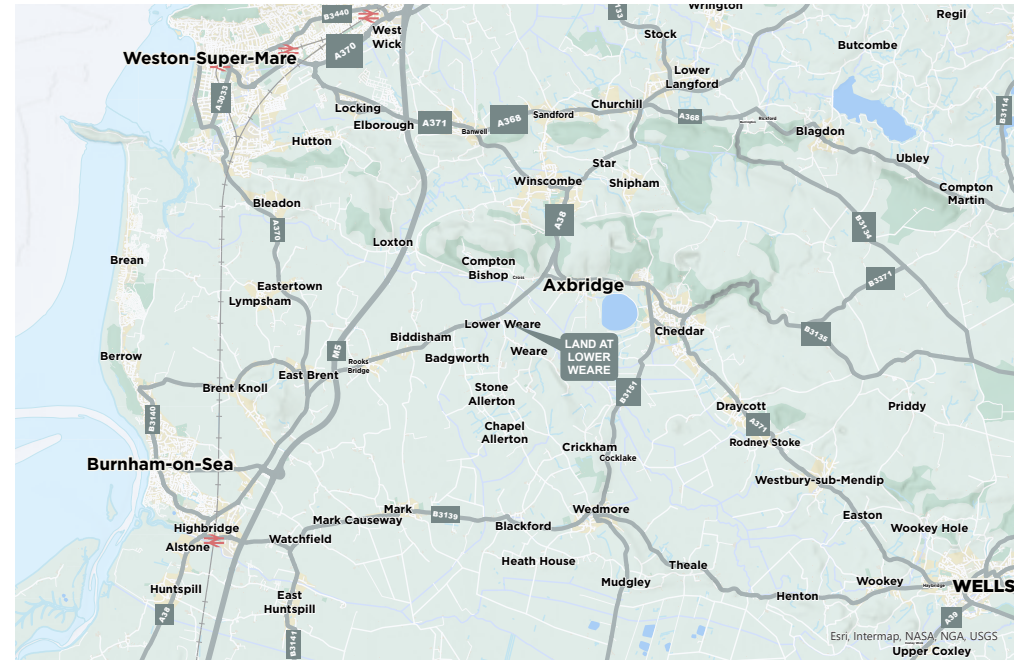
Viewings are by appointment only. Please contact the vendor's selling agents, Carter Jonas, on 01823 428590 to arrange a time to view the property.

Directions

From Junction 22 of the M5 motorway, take the A38 exit to Burnham-on-Sea/Highbridge. At the next roundabout, take the third exit onto Bristol Road/the A38. At East Brent Roundabout, take the second exit and stay on Bristol Road/the A38. After about four miles, turn right signed Stone Allerton/Wedmore/Chapel Allerton/Weare/Wedmore Golf Club. Follow Notting Hill Way for about half a mile and the entrance to the land will be found on the left-hand side, between the last of the houses in the village and Weare Academy First School.



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Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

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