



Land to Let at Charmborough Farm

Radstock, Somerset

Carter Jonas

Land at Charmborough Farm Charlton Road Holcombe Radstock BA3 5EX

**138.80 acres (56.17 hectares)
of attractive pasture and
arable land potentially
available from 29 September
2024 to let as a whole or
in up to two lots on a Farm
Business Tenancy.**

Tenders due by midday on Wednesday 31 July 2024.

138.80 acres (56.17 hectares) of attractive pasture and arable land available from 1 January 2025 to let as a whole or in up to two lots on a Farm Business Tenancy.

In all extending to 138.80 acres (56.17 hectares).

Lot 1- 96.32 acres (38.98 hectares).

Lot 2- 42.48 acres (17.19 hectares).

To Let by Informal Tender as a whole or in up to two lots.



Lot 1



Lot 1



Lot 2

Property

The land at Charmborough Farm totals 138.80 acres (56.17 hectares) and is available as a whole or in two separate lots.

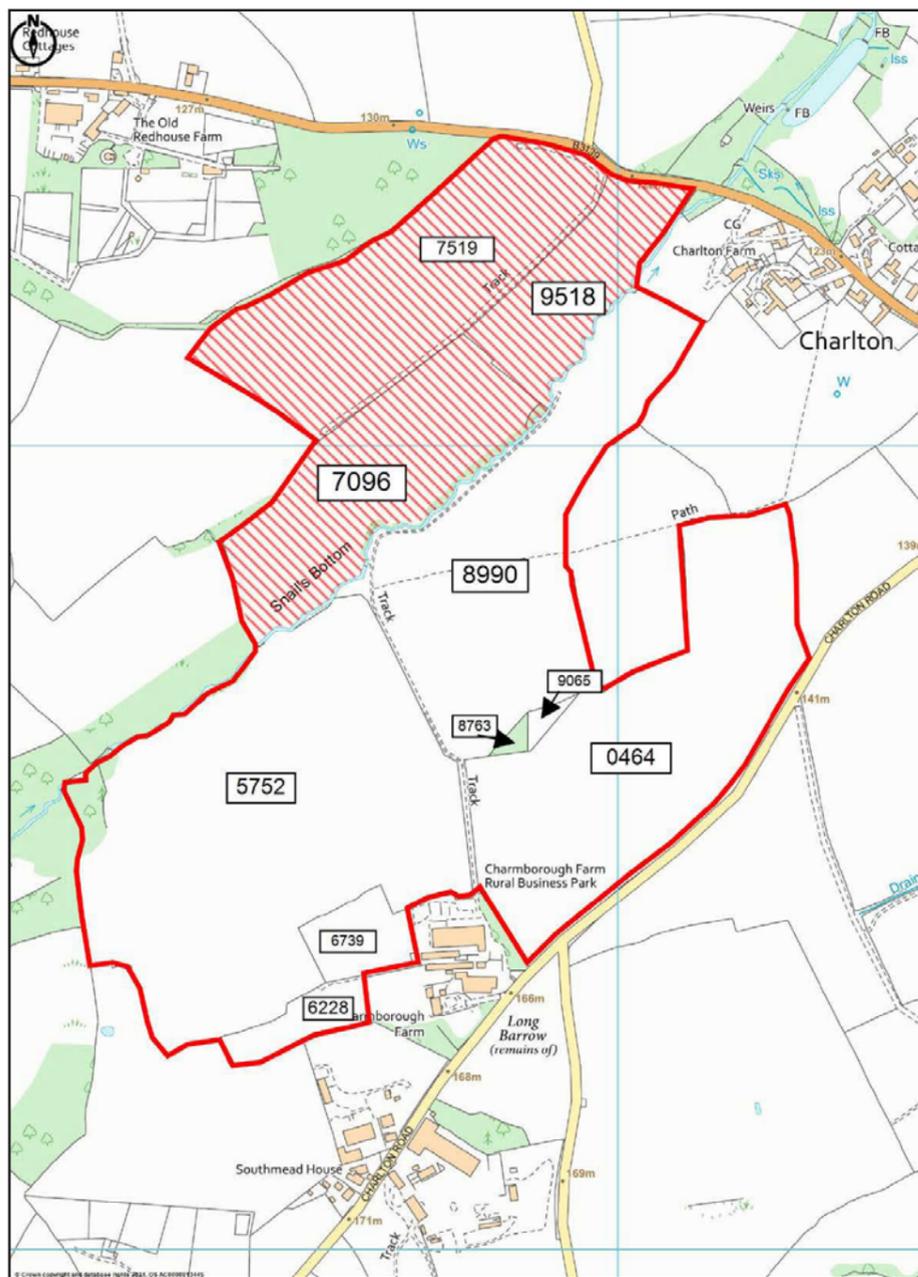
The land is classified as Grade 3 on the DEFRA Agricultural Land Classification Series Maps. The soils are described on the Landis Soilscape Map as “shallow lime-rich soils over chalk or limestone” by the road and “slightly acid loamy and clayey soils with impeded drainage” in the valley.

Lot 1 comprises 96.32 acres (38.98 hectares) of predominately temporary grassland and a smaller area of permanent pasture with access from Charlton Road.

Lot 2 comprises 42.48 acres (17.19 hectares) of arable and permanent pasture. Field number 7519 is arable and field numbers 7069 and 9518 are grassland. The arable field has been maize for the last two years. The land is accessed from the B3139.

Location

The Property is situated in a rural location approximately one mile north of the village of Holcombe and three miles south of the town of Radstock in Somerset. The Property fronts onto and is accessed from Charlton Road and the B3139.



Land plan

-  Lot 1
-  Lot 2

Method of Letting

The land is offered to let as a whole or in up to two separate lots on Farm Business Tenancies which is likely to commence on 29 September 2024. Lot 1 is available on a three-year Farm Business Tenancy and Lot 2 is available on a two-year Farm Business Tenancy.

Basic Payment Scheme

There are no Basic Payment Scheme entitlements available.

Environmental Schemes

The land is not subject to any environmental stewardship agreements.

Services

There is a natural water supply from the brook. There are water troughs across the property, however, these have not been used for a number of years and a mains water supply is therefore not available.

Sporting, timber & mineral rights

Sporting, timber and mineral rights will be reserved to the landlord.

Wayleaves, Easements & Rights of Way

There are public footpaths running from Charlton Road along the edge of field number 0464 and through field numbers 8990 and 5752.

Health & Safety

Potential tenants are requested to take particular care when inspecting the land.

Viewings

Potential tenants may view the land on foot during daylight hours.

Directions

From Radstock head south on Kilmersdon Road and then continue on to the B3139. For Lot 1 turn left on to Charlton Road. The gateway to the land is a short distance on the right-hand side. For Lot 2 continue on the B3139 for a short distance. Charlton Lane is on the right-hand side and the entrance to the land is shortly after on the left-hand side. The land will be found with reference to the plan.



- Lot 1: /// haunts.beads.documents
- Lot 2: ///inversion.occupy.hush



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