



Land at Ash

| Martock, Somerset

| **Carter Jonas**

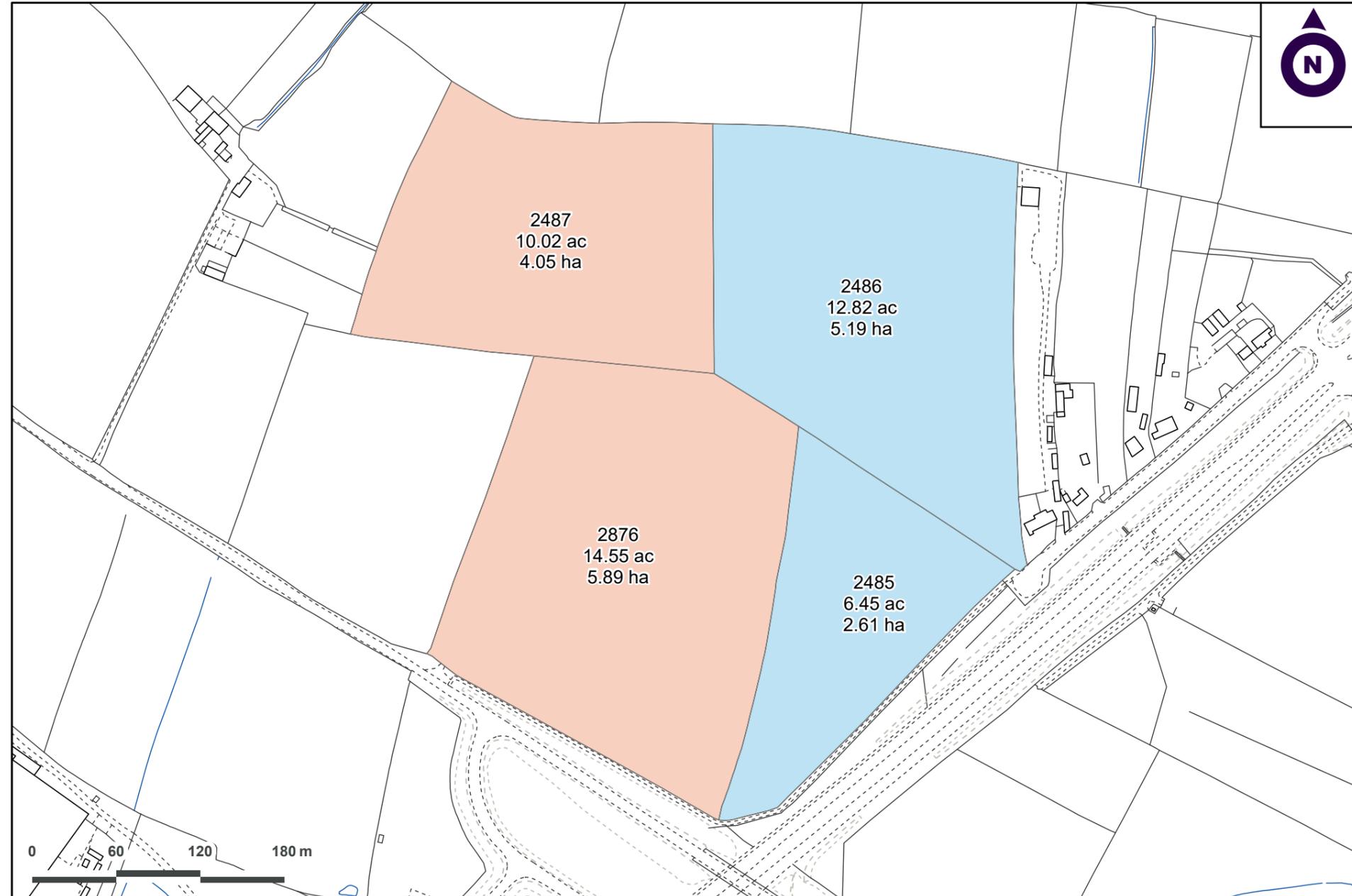
Land at Ash Martock Somerset

A parcel of productive arable land.

The land at Ash comprises four arable field enclosures offered for sale in two lots with Lot 1 comprising 24.57 acres with access from the road to Ash, off the A303 and Lot 2 comprising 19.27 acres with access via Foss Way off the A303.

In all extending to 43.84 acres.

For sale by online auction in two separate lots.



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Location

The land is located between the south Somerset village of Ash, near Martock, and the A303.

Land

The land comprises four arable field enclosures totalling 43.84 acres with access to the south and the east.

Lot 1

Lot 1 comprises the two field enclosures totalling 24.57 acres with access from the road to the south.

Lot 2

Lot 2 comprises the two field enclosures totalling 19.27 acres with access via Foss Way to the east, off the A303.

Land plan

- Lot 1
- Lot 2

Method of Sale

The property is offered for sale by online auction with guide prices* of £365,000 for Lot 1 and £290,000 for Lot 2. Lot 1 will be offered first with an auction finish time of midday on Tuesday 1st October 2024 with an option to contract to purchase Lot 2 by Thursday 3rd October 2024 at the same rate per acre as Lot 1. If the purchaser of Lot 1 does not take the option to purchase Lot 2, Lot 2 will then be offered with an auction finish time of midday on Wednesday 9th October 2024.

The property will be sold subject to a reserve price**. For further information, to register to bid, and review the auction pack, visit carterjonas.co.uk/property-auctions.

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction.

The lot may be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change. Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

Tenure & Possession

The freehold of the land is offered for sale with vacant possession from 1st November 2024.

Overage/Covenant

The land will be sold subject to an overage in respect of any non-agricultural, non-equestrian, non-horticultural, and non-forestry uses. The land will be sold subject to a covenant against use for intensive pig and poultry uses due to its proximity to Hill View School to the west.

Health & Safety

Potential purchasers should take particular care when inspecting the land, being mindful of machinery and livestock movements at the time of inspection.

Local Authorities

Somerset Council
www.somerset.gov.uk

Viewings

Potential purchasers may view the land during reasonable daylight hours with a set of these sales particulars in hand after informing Carter Jonas on 01823 428590.

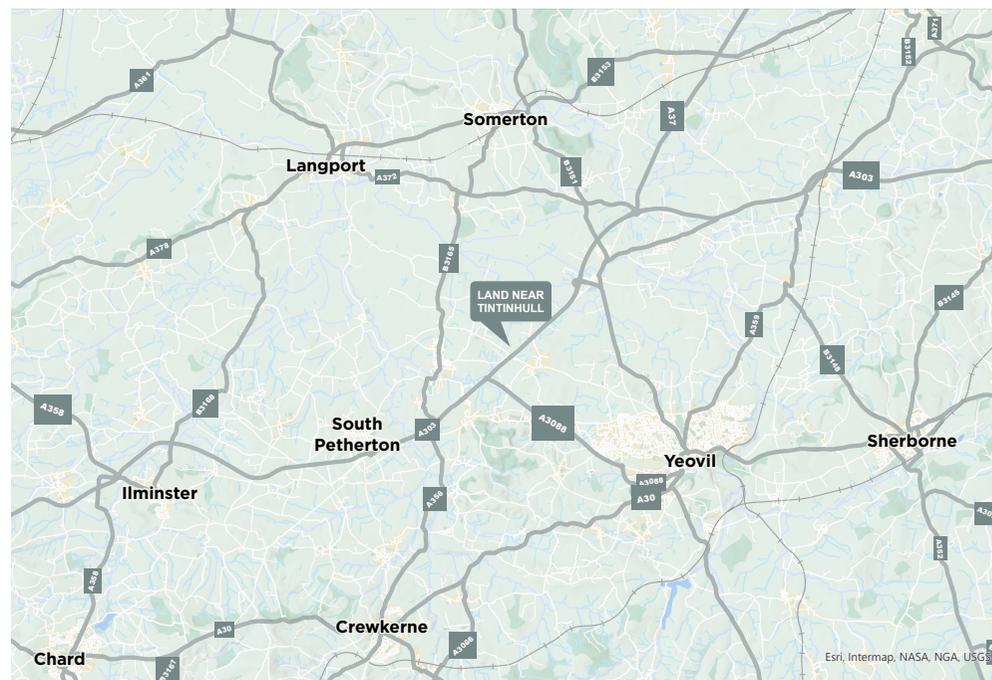
Directions

On the A303 between South Petherton and Podimore, take the turning signed Ash and Tintinhull for Lot 1. At the junction, turn left towards Ash, and the entrance to the land will be found on the right-hand side, next to Hill View School. For Lot 2, on the A303, take the next turning after the Ash and Tintinhull junction, signed Durnfield. Turn left, and the entrance to the land will be found after the last dwelling on the right-hand side.



Lot 1: /// fillers.readings.excavated

Lot 2: /// ship.candy.replying



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Important Information

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