



Land at Forton

Chard, Somerset

Carter Jonas

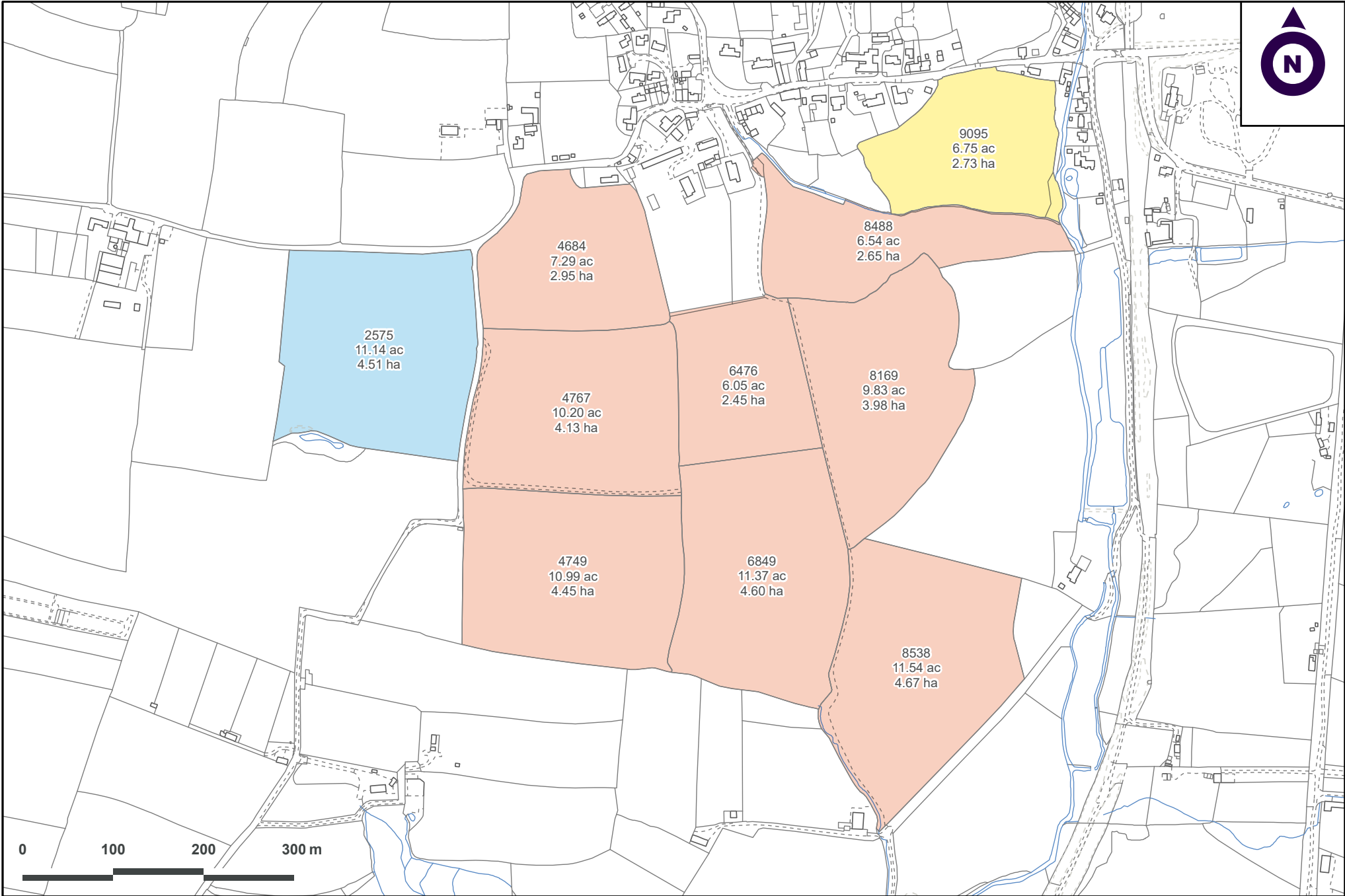
Land at Forton
Chard
Somerset
TA20 2LZ

A parcel of productive pasture
and arable land.

In all extending to 91.70 acres.

For sale by Informal Tender. Tenders are due by
midday on Wednesday 16th October 2024. The
land is offered for sale as a whole or in up to three
separate lots. Lot 1 comprises 73.81 acres. Lot 2
comprises 11.14 acres. Lot 3 comprises 6.75 acres.

Carter Jonas



© Crown Copyright and database rights 2024 OS 100004458

Land plan

- Lot 1
- Lot 2
- Lot 3



Location

The land is located on the edge of the
village of Forton, about one mile to the
south of Chard.

Land

The land comprises two parcels of pasture
and arable land totalling 91.70 acres.

Lot 1

Lot 1 comprises 73.81 acres divided between
eight field enclosures with access from
Forton Lane along the western boundary.

Lot 2

Lot 2 comprises a single field enclosure
extending to 11.14 acres with access from
Forton Lane to the east.

Lot 3

Lot 3 comprises a single gently sloping
pasture enclosure on the edge of the village
extending to 6.75 acres. Lot 3 runs down
from the road to the north (B3162) down
to a stream on the southern boundary.
Access is from the road along the northern
boundary.

Method of Sale

The property is offered for sale as a whole or in three separate lots by Informal Tender.

Lot 1 is offered for sale with a guide price of £775,000.

Lot 2 is offered for sale with a guide price of £135,000.

Lot 3 is offered for sale with a guide price of £95,000.

Tenders are due by midday on Wednesday 16th October 2024. Tenders should be submitted via email to jack.mitchell@carterjonas.co.uk, or in writing addressed to Carter Jonas, Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX with envelopes marked 'Tender for Land at Forton'. The successful purchaser(s) will be required to exchange contracts for the purchase by Friday 29th November 2024. Completion of the sale is due on or before Friday 20th December 2024.

Tenure & Possession

The freehold of the land is offered for sale with vacant possession.

Covenants

The land will be sold subject to a covenant to use the land for agricultural, equestrian, horticultural, and/or forestry purposes only.

Health & Safety

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

Rights of Way

There is public footpath running through Lot 1.

Local Authorities

Somerset Council
www.somerset.gov.uk

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes responsibility.

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

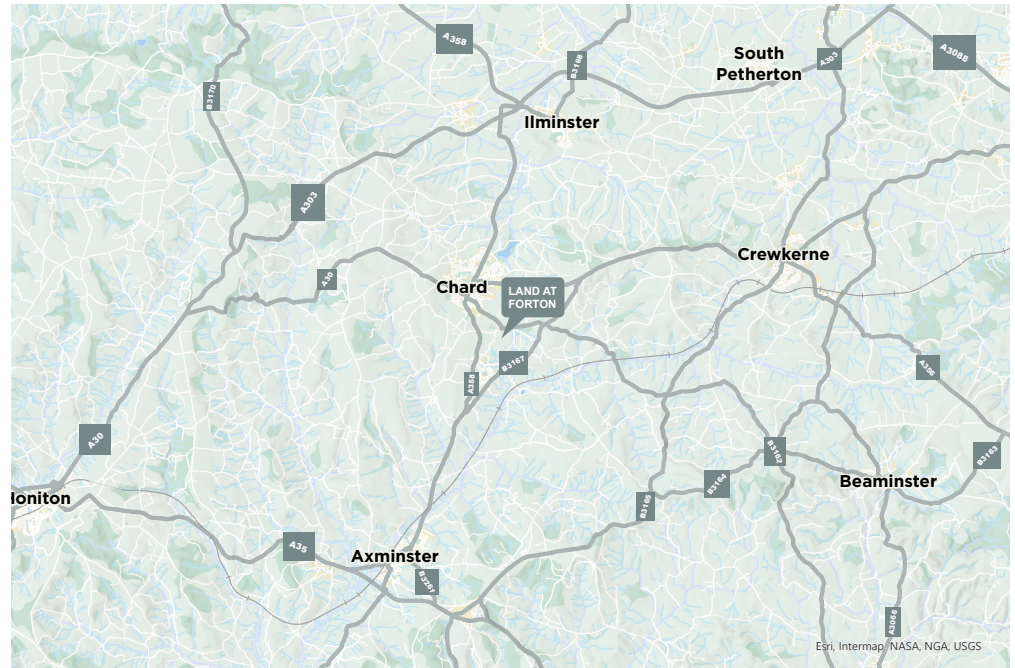
Heading from Chard to Axminster on the A358, turn left onto Forton Road/B3162 signed Forton and Winsham. Follow this road into the village of Forton. At the sharp left-hand bend, turn right onto Forton Lane for Lots 1 and 2, which can be located with reference to the site plan. For Lot 3, continue through the village and Lot 3 will be found on the right-hand side.



Lot 1: ///hydration.firepower.composers

Lot 2: ///mountains.bordering.cabin

Lot 3: ///footsteps.yelled.strict



Taunton

07920418287 | jack.mitchell@carterjonas.co.uk
07717727274 | david.hebditch@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, TA1 2PX

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE