



Land at Forton

Chard, Somerset

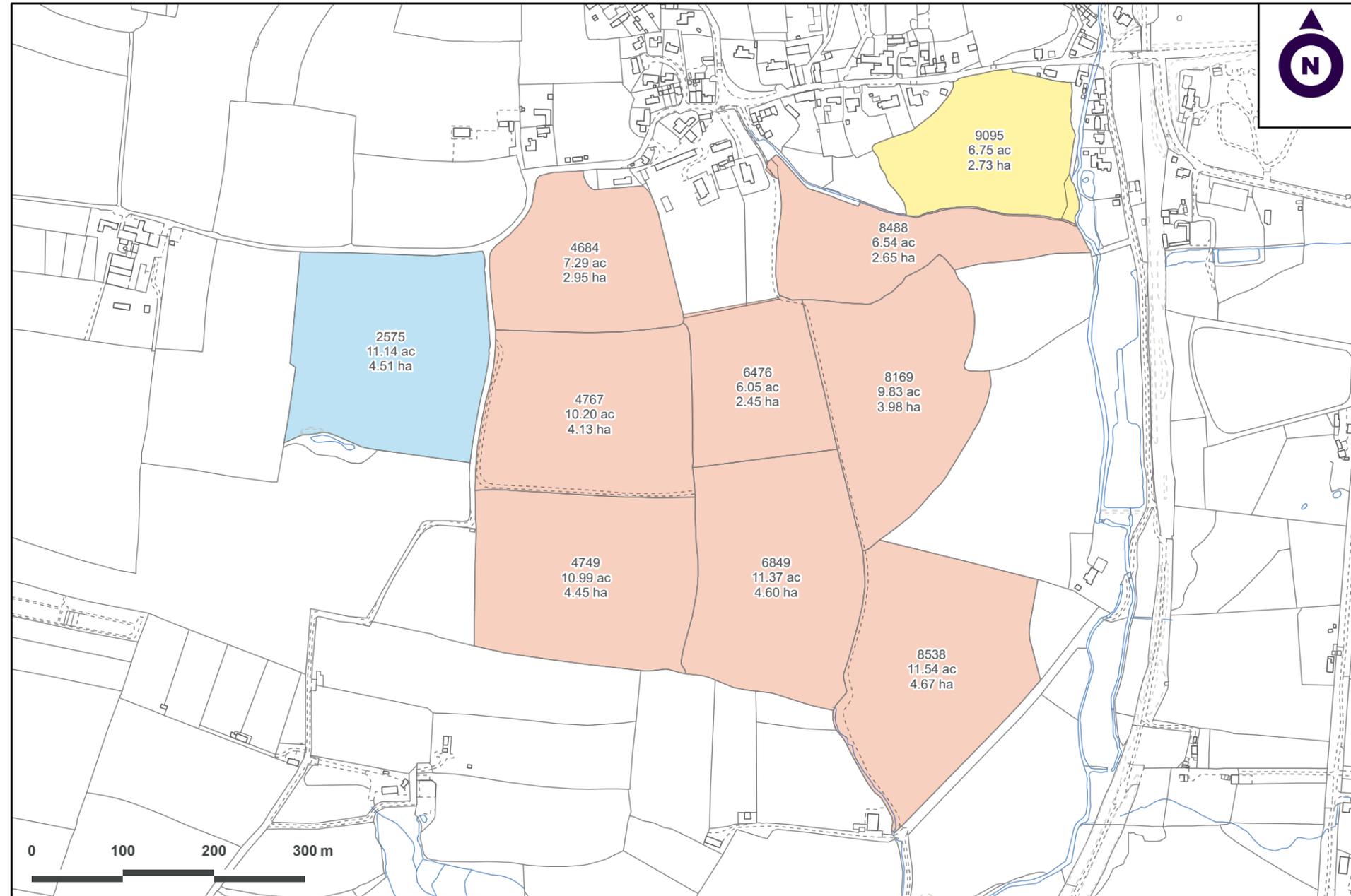
Carter Jonas

**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.



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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

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