



Land at Thornymarsh Lane

Castle Cary, Somerset

**Carter Jonas**

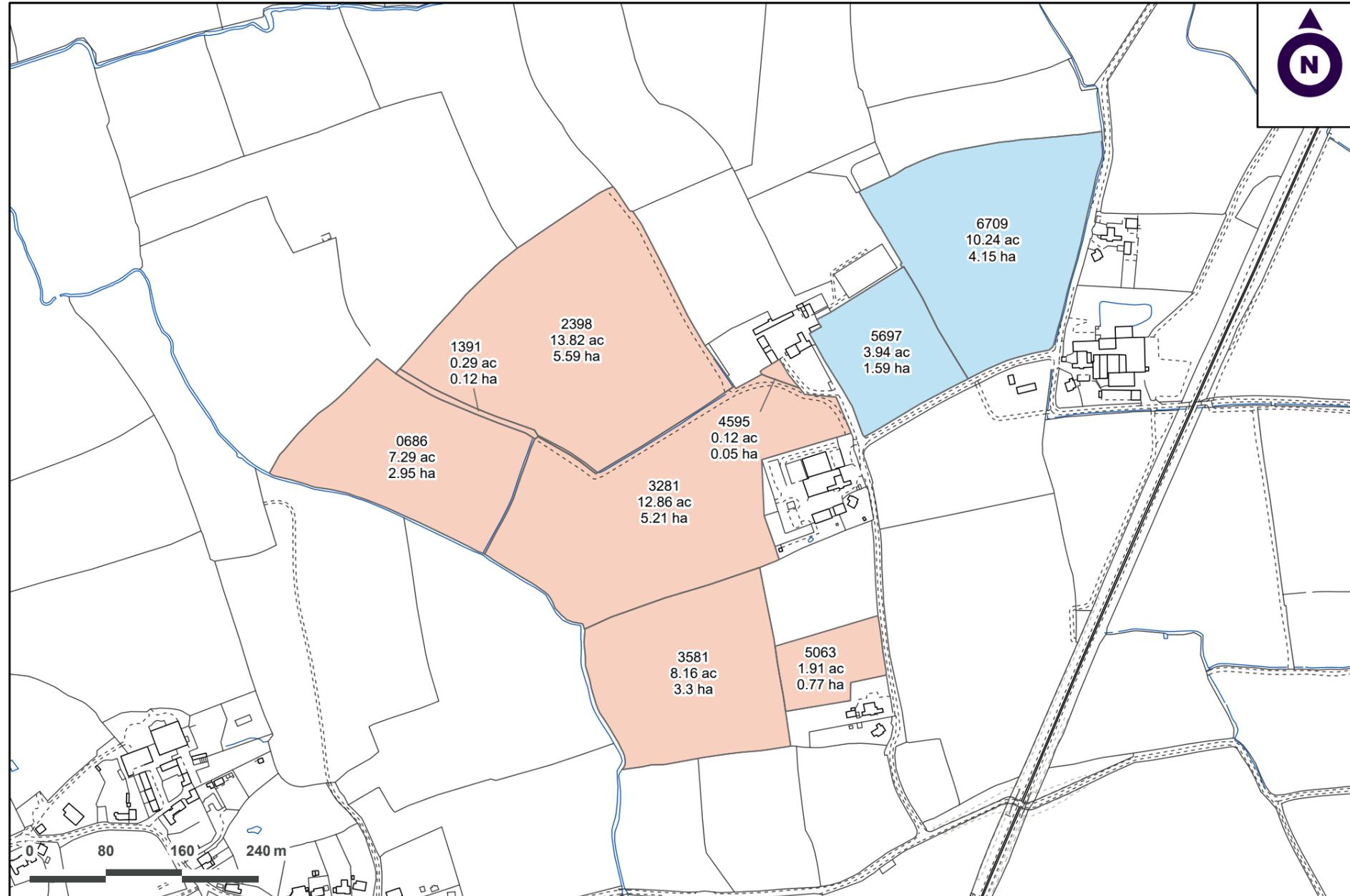
# Land at Thornymarsh Lane Castle Cary Somerset BA7 7NT

## A parcel of productive pastureland.

The land at Thornymarsh Lane comprises two parcels of pastureland offered for sale in two lots with Lot 1 comprising 44.45 acres, and Lot 2 comprising 14.18 acres.

In all extending to 58.63 acres.

For sale by informal tender as a whole or in two separate lots with tenders due by midday on Wednesday 16th October 2024.



### Location

The land is located to the north of Thornymarsh Lane between Sparkford and Castle Cary.

### Land

The land comprises seven field enclosures totalling 58.63 acres and offered for sale as a whole or in two separate lots, both with access from Thornymarsh Lane.

### Lot 1

Lot 1 comprises five field enclosures totalling 44.45 acres. There is a sub-metered mains water supply and there is also a mains water supply running in Thornymarsh Lane. Access is from the corner of Thornymarsh Lane, a short section of which is a right of access over Chestnut Farm.

### Lot 2

Lot 2 comprises two field enclosures totalling 14.18 acres. Access is from Thornymarsh Lane. There is a mains water supply running in Thornymarsh Lane.

## Method of Sale

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

Lot 1 is offered for sale with a guide price of £530,000.

Lot 2 is offered for sale with a guide price of £195,000.

Tenders are due by midday on Wednesday 16th October 2024. Tenders should be submitted via email to [jack.mitchell@carterjonas.co.uk](mailto: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 and at Thornymarsh Lane'.

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 from 1st November 2024. There is a right of way over Lot 1 for the benefit of adjoining neighbouring farmland. There is also a public footpath crossing Lot 1. A right of way will be reserved over the western and part northern boundary of field number 6709 of Lot 2 for the benefit of the vendor's retained land to the north. This right will be extinguished should a new road access be established to service the vendor's retained land.

## 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.

## Local Authorities

Somerset Council  
[www.somerset.gov.uk](http://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

Leave the A303 at Sparkford and follow signs to Castle Cary following the A359. Shortly before Galhampton, turn left signed North Barrow. Follow this road for about  $\frac{3}{4}$  of a mile. Turn right and the land will be found at the sharp right-hand corner on Thornymarsh Lane, with reference to the site plan.

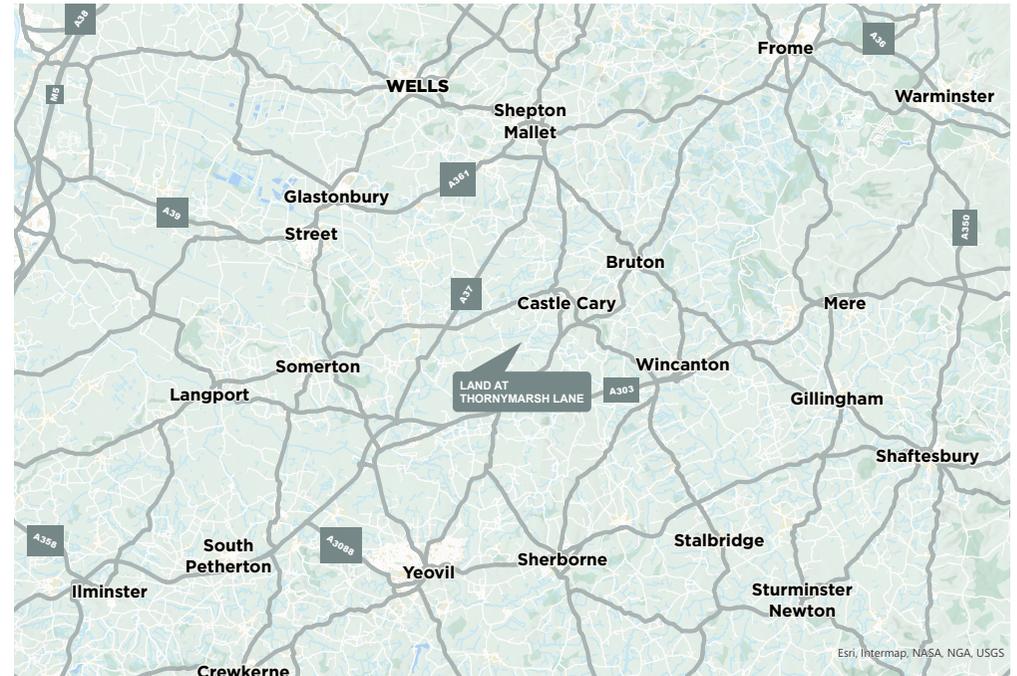


Lot 1: /// questions.shelved.sandals

Lot 2: /// revamping.panics.peach

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK



## Taunton

07920418287 | [jack.mitchell@carterjonas.co.uk](mailto:jack.mitchell@carterjonas.co.uk)

07717727274 | [david.hebditch@carterjonas.co.uk](mailto:david.hebditch@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, TA1 2PX

## Important Information

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