

# Land at Tailes Farm

Tintinhull, BA22 8PH

Guide Price £42,500

## Property

An opportunity to purchase a piece of England of just under an acre in an elevated position with far reaching views. The land is designated as permanent pasture with currently no water connected to the site. Boundaries are a mix of stock proof fencing and hedges. Full vehicular access is from the service road and drive adjacent to the site.

## Method of Sale

The land is to be sold by Informal Tender. Bids are to be received by Woolley & Wallis, no later than 12.00 noon on 21<sup>st</sup> March 2024.

## The Situation

Tales Farm is well located on the northern edge of Tintinhull approximately 4 miles northwest of Yeovil and 23 miles east of Taunton (junction 25, M5). The property lies close to the A303 giving access to the West Country, South Coast and within reach of the M3 and London (120 miles). London Waterloo is approximately 140 minutes from Yeovil and Bristol Airport is 52 miles.

## Rights of Way & Restrictive Covenants

The land is sold subject to, and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

## Tenure & Possession

The land is offered for sale as a whole by private treaty with vacant possession.

## Directions

Post code: BA22 8PA

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From Shaftesbury head west on the A303 past Wincanton until reaching the Ilchester roundabout. Continue over and after about 4 miles turn right to Durnfield using the A303 central reservation. Turn right and the entrance to Tales Farm and Walnut Tree Farm will be straight ahead.



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## AGENT'S NOTES

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