

LOT
103

Land known as Leat Cottage, Ashbrittle, Wellington TA21 0LH

GUIDE PRICE **£55,000+***

LAND

Description

A fabulous opportunity to acquire a parcel of woodland measuring circa 1.79 hectares/4.43 acres, including the remains of a former cottage and partially built extension, with a stream running through the length of the plot. An electricity pole is situated in proximity of the ruins for which a wayleave payment is made and a nearby spring. Whilst the woodland is in need of regeneration, it will no doubt appeal to hobby coppices and those looking for occasional recreational camping in this peaceful setting, with perhaps the potential to recreate the former cottage subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Somerset West & Taunton Council planning department.

Situated

Ashbrittle is a rural village situated close to the Devon/Somerset borders with a Church and village hall. The villages of Appley and Stawley are within 2 miles offering a primary school, Church and Public House/restaurant, with further facilities and amenities available at Wellington circa 7 miles, along with access to the M5 providing access to Taunton and Exeter.

Directional Note

After passing through the village of Ashbrittle proceed down Heniton Hill until reaching Burrow Farm Cottage on your right and a private road signposted for Doble Farm,

where the land can be found a short distance down the private road to the right hand side.



Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

Exempt

Council Tax Band

Exempt