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Woodentop Farm, West Coker Hill West Coker, BA22 9DG

An agricultural property comprising a range of barns and 32.9 acres of grazing land.

Yeovil 4.5 Miles Crewkerne 5 Miles

• Agricultural property • Modern Outbuildings • Photovoltaic Panels •
Grazing Land • In all 32.9 Acres •

Guide price £630,000

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SITUATION

West Coker is a rural village situated within easy reach of Yeovil town centre. Within the village, amenities include a shop/post office, butchers, several pubs and a bistro. Further shopping, leisure and health care facilities can be found in Yeovil and in Crewkerne, where there is a Waitrose superstore.

Transport links are good with the A30 running through the village and the A303 trunk road easily accessible. There are mainline train stations within Crewkerne and Yeovil offering rail links with London (Waterloo), Exeter and Bristol.

DESCRIPTION

Woodentop Farm is an excellent agricultural property comprising a yard of primarily modern farm buildings suitable for a variety of purposes surrounded by land, totalling 32.9 acres.

Occupying an unrivalled, elevated position with 360 degree views from the highest point, this property offers a multitude of possibilities, subject to any necessary consents being achieved.

Having been featured on national television "Taste of Britain" the land has been occupied previously by a variety of rare livestock and

therefore benefits from excellent stock fencing with extra height access gates, enabling an incoming purchaser to begin using the land for animal grazing with no additional enclosing required.

An income is derived from photovoltaic panels on the roof of the largest of the buildings. Proof of this income can be provided.

CONDITIONS OF SALE

This land is offered for sale, freehold with vacant possession. The benefit of the Basic Farm Entitlement will be transferred to the new owner.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs. Stags, Yeovil Office, Telephone 01935 475000.

DIRECTIONS

From Yeovil take the A30 towards Crewkerne and pass through the village of West Coker. Shortly after leaving the village, and before passing beneath the road bridge, turn right and bear round to the left to cross the bridge. Take the first available left onto a country lane and, shortly after passing the last of the houses, turn left into Wooden Top Farm.



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