



Land at Wriggle Valley Farm Thornford Road, Yetminster,
Sherborne, Dorset DT9 6HG

A 2.8 acre paddock, situated on the northern outskirts of
the village, accessed over a track and bounded by the
River Wriggle.

Yeovil, Sherborne and Evershot 6 miles.

• Edge of village location • Close to the Dorset/Somerset border • 2.8 acre
paddock • Accessed off a track • Mains water available • Bounded by the
River Wriggle

Guide Price £55,000

01935 475000 | yeovil@stags.co.uk

SITUATION

The land is situated on the northern outskirts of the village of Yetminster, which lies close to the Dorset/Somerset border. The land is bounded by the River Wriggle, a tributary of the Rive Yeo. The village is active and benefits from a village store with post office, public house, cafe, primary school, church, sports and social club with playing grounds including tennis court and village hall. There is also a railway station. The larger towns of Yeovil and Sherborne are within 6 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

The land lies on the northern outskirts of the village, accessed over a track with a metal field gate opening into the paddock. It is level in nature and bounded by hedgerows and is tree lined on two sides, along with some post and wire fencing to the north and eastern boundary.

SERVICES

A mains water supply is connected just inside the farm gate.

METHOD OF SALE

The land is offered for sale by private treaty.

TENURE

The land is held freehold and is available with vacant possession on completion.

LOCAL AUTHORITY

Dorset County Council. Website - www.dorsetcouncil.gov.uk

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned, are included with the freehold.

WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way, that may effect it. There are no public rights of way to effect the land shown on the ordnance survey map.



PLANNING AND BOUNDARY FENCES

The plan which is not to be relied upon, features on the back of the sale particulars and are for identification purposes only. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

NOTE

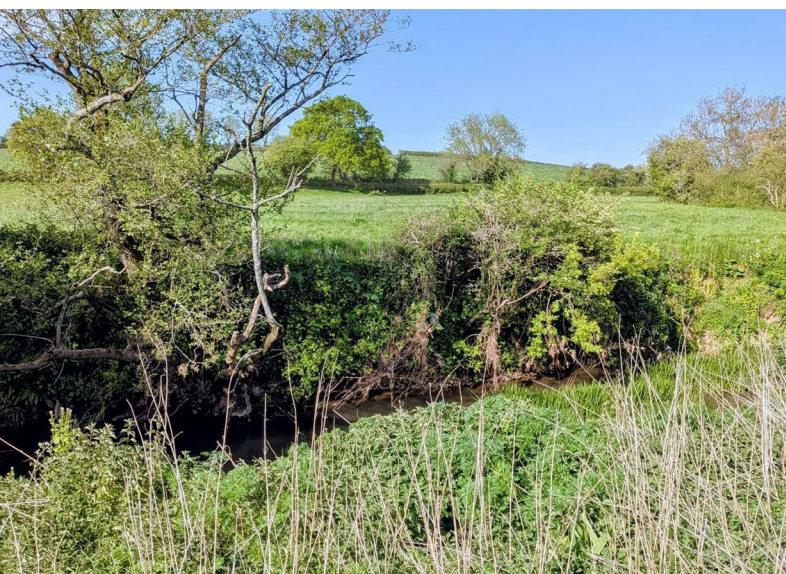
Farms and land can be dangerous places. Take care when viewing the land, particularly in the vicinity of livestock.

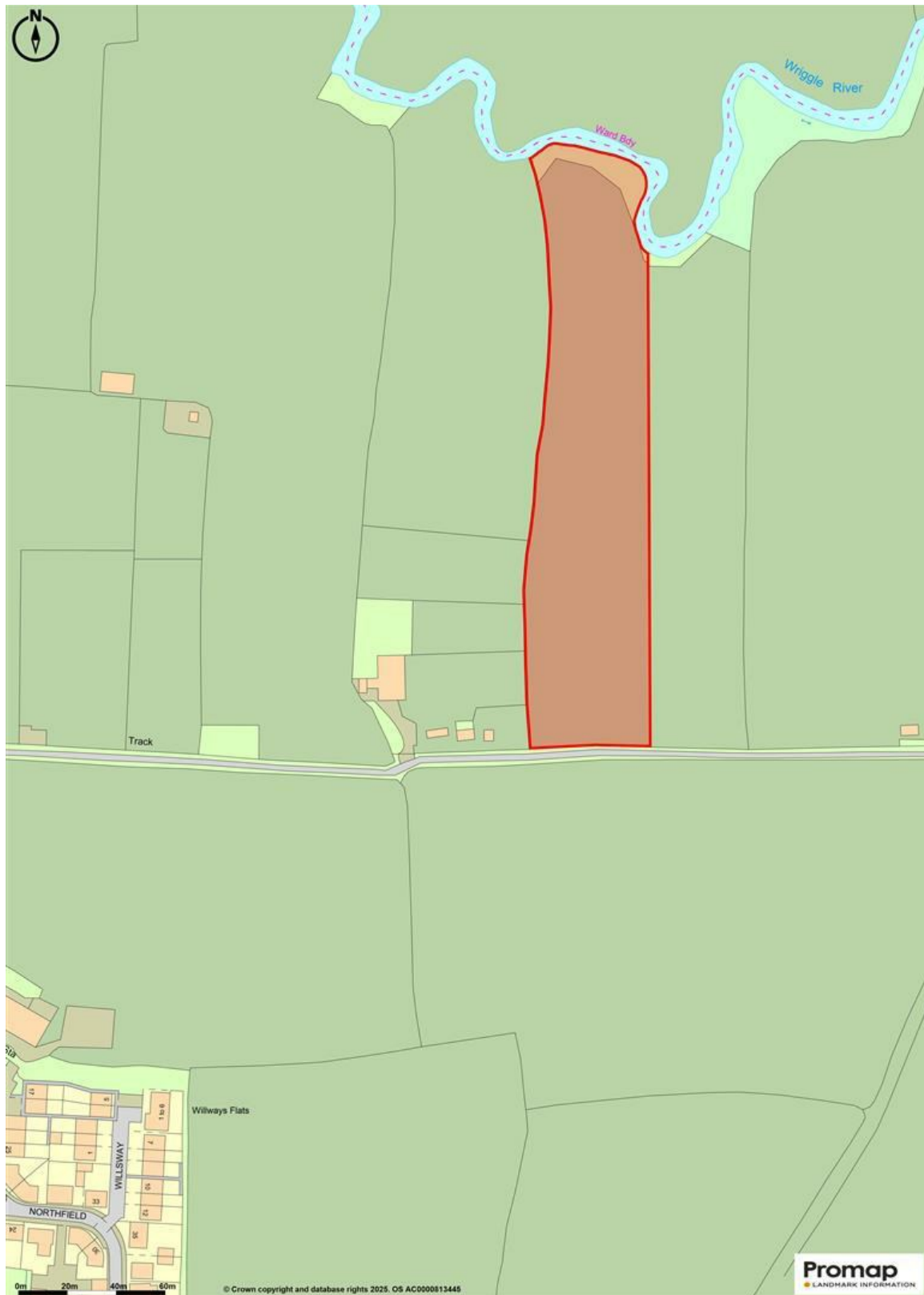
DIRECTIONS

What3words ///Hilltop.Famous.Downs

From Yeovil head south on the A37 towards Dorchester. After 2.75 miles turn left by Hamish's Cafe signposted Ryme Intrinseca and Yetminster. Continue through Ryme Intrinseca and at the T-junction in Yetminster turn left signposted Thornford and Sherborne. After 0.4 miles

having passed the village school and on leaving the village turn right down a track, whereupon the field will be seen approximately 200m along on the left hand side. clearly identified by our For Sale board





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.