



Land off Nine Acre Lane, North Curry TA3 6NG 0.278 Acre

Offers in the region of £15,000



**DESCRIPTION**

This small parcel of land is situated just off Nine Acre Lane and just to the south of the centre of the village, to the rear of the Bird in Hand public house. The land is accessed from a gateway in Nine Acre Lane.

TENURE

The land is of freehold tenure with vacant possession upon completion of the purchase.

SITUATION

The land lies to the South West of the Bird In Hand public house in the centre of popular village of North Curry with its full range of local amenities including shop, post office, church, village hall, doctors and public house/inn.

Nearby towns include Taunton (8 miles) with its mainline rail links to London, Wellington (17 miles), Bridgwater (11 miles) and Langport (8.5 miles). The M5 Junction 25 is 5.5 miles.

ACCESS

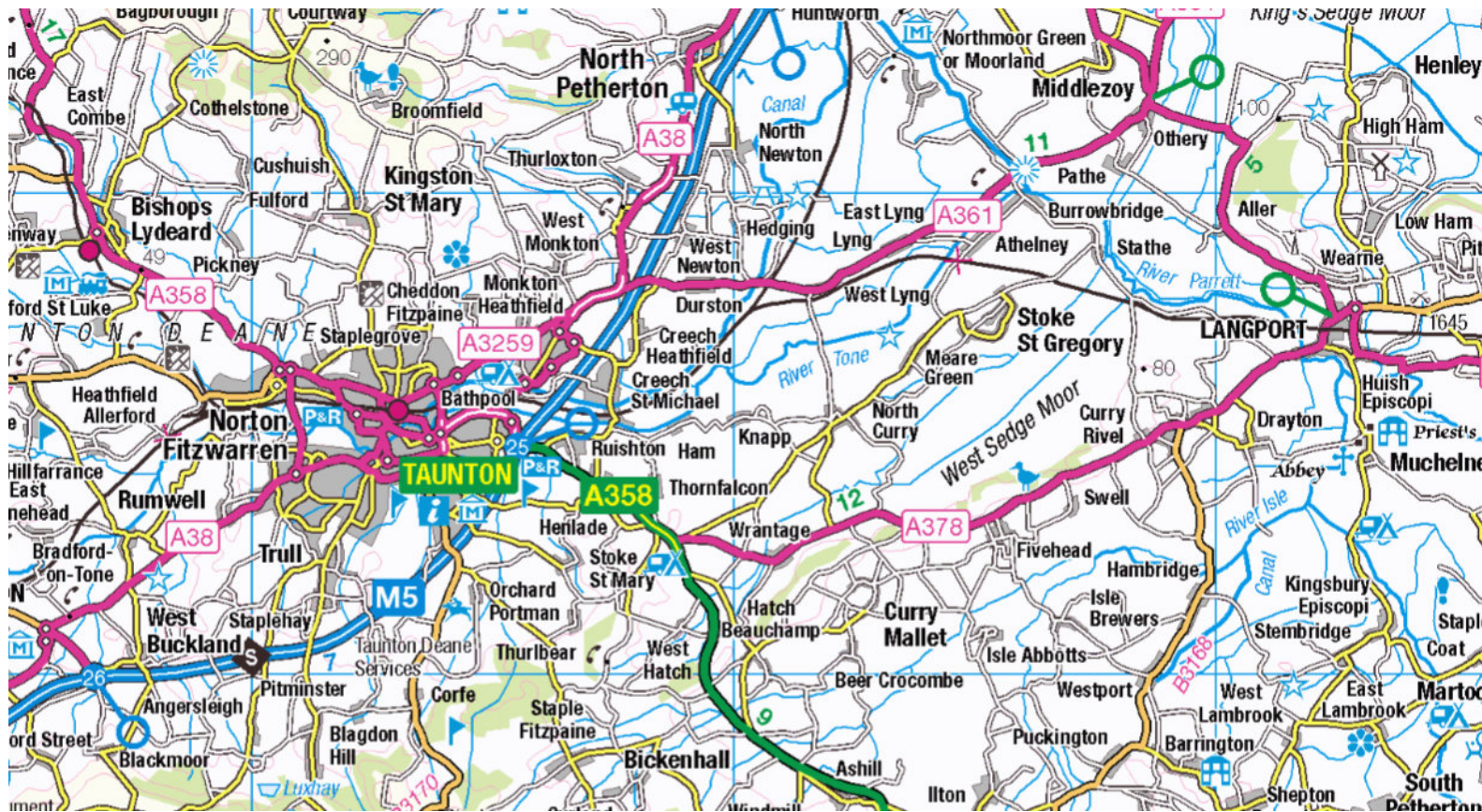
The land is accessed from a gateway in Nine Acre Lane.

SERVICES

There are no services connected to the land

RIGHTS OF WAY, EASEMENTS ETC.

Other than this the property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and wayleaves of telegraph poles, drains and wires, electric pylons and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).



VIEWING

The land maybe viewed at any reasonable time and on foot only, whilst in possession of the sales particulars, at the prospective purchaser's own risk. All applicants are asked to respect the country code and close all gates.

DIRECTIONS

From Taunton at Junction 25 of the M5 take the A358 towards Ilminster, turning left at the Thornfalcon traffic lights towards Langport. After about 200m turn left again, signposted North Curry and after 2 miles. Upon entering the village, take the first right into Greenway and then the first left into Nine Acre Lane, a single track lane with the School sign at the junction.

The land is the second gateway on the left along the lane.





Viewing strictly through the selling agents:

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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**