



**Land to the south side of Manor Farm, Church Lane,
Lufton, Yeovil, BA22 8SU**

**In all approx. 5.35 acres of agricultural land for sale by
Informal Tender with
Initial expressions of interest sought**

LOCATION

The land is within the village of Lufton. Lufton village is to the west of Yeovil and north of the A3088 Cartgate Road.

Access to the property is by way of the lane to the village being Church Lane to the south of Thorne Lane/Ball's Hill.

The land can be found to the south of St Peter & St Paul's Church with the farm gate to the left and before Cambian Lufton Manor Farm on the right.

DESCRIPTION

The land comprises two parcels of agricultural land in all some 5.3 acres (approximate).

For sale with full vacant possession as either one or two lots. Access to be shared.

Lot A 3.24 acres
Lot B 2.11 acres

Plans are available to download.

GUIDE PRICE

£10,000 per acre



PLANNING

The sale will include an overage provision calculated at 50% of the uplift in Market Value for a period of 30 years in respect of development.

METHOD OF SALE

The property is offered for sale by Informal Tender. Informal Tender date 5th November 2021.

VAT

VAT is not chargeable on the sale price.

VIEWING AND FURTHER INFORMATION

The land can be viewed during normal office hours by prior agreement with the agents.

CONTACT:

For further information contact the sole joint agents:

Chesters Harcourt Tel: 01935 415454
E-mail: info@chestersharcourt.com

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