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Land At Burnworthy, Churchstanton Taunton, TA3 7DR

82.43 acres of level productive arable land

Wellington 5.8 miles. Taunton 7.1 miles. Honiton 14.6 miles.

• 82.43 acres (33.35 ha) • Productive Arable Land • Level Ground • Good Road Access • Investment Appeal • For Sale by Informal Tender • As a whole or in 2 lots •

Informal tender £660,000

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SITUATION:

The land is situated on the northern side of the Blackdown Hills, close to the villages of Churchstanton and Clayhidon. The nearby B3170 links to Taunton and the M5 to the north and the A303 to the south.

GENERAL DESCRIPTION:

The property comprises productive and level arable land suitable for growing cereal, maize, forage and grass crops. A small copse and pond offer conservation appeal. The land in all extends to approximately 82.43 acres (33.35 hectares), all suitable for arable cropping and most recently used for cereal, grass and maize crops.

LOT 1 - Land to the north of Burnworthy extending to 57.99 acres Guide: £465,000

The land comprises productive, level arable fields with road frontage on the western boundary. There is a small copse and pond area of about 0.13 acres offering conservation appeal. The soil type is a combination of silty and loamy soils over clay.

LOT 2 - Land to the south of Burnworthy extending to 24.44 acres Guide: £195,000

Two level arable fields with road frontage on the western boundary. The soil type is a combination of silty and loamy soils over clay. A hard core track runs along the northern boundary of Lot 2.

ACCESS:

Both lots have access to the public highway.

SERVICES:

A water supply can be made available and water used/ consumed will be charged at Wessex water rates. The vendor will fit water meters to each water trough within three months of completion with the cost shared equally between the vendor and purchaser. The vendor will retain ownership of the water tank and stand situated in Lot 1, together with the right to run, maintain and replace the water pipe passing through Lot 1 to retained land.

METHOD OF SALE:

The land is for sale as a whole or in two lots by informal tender. The closing date for tenders to be submitted is Friday 5th May 2017 at 12:00 noon. A tender form is available from Stags.

TENURE & POSSESSION:

The land is held freehold and is offered for sale subject to an existing Farm Business Tenancy (FBT) which terminates on 31 March 2018. The FBT rent received will be split pro rata from completion. Further details available from the agents.



DESIGNATIONS:

The land is located within the Blackdown Hills, an area of outstanding natural beauty (AONB).

LOCAL AUTHORITY:

Taunton Deane Borough Council - Telephone 01823 356356 / www.tauntondeane.gov.uk

SPECIFIC RIGHTS & RESERVATIONS:

The vendor reserves the ownership of the water tank and pipes in Lot 1. The vendor retains the sporting rights. The land is to remain in agricultural use with no outdoor pigs to be kept on the land.

WAYLEAVES & 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 affect it. A public footpath runs along the southern boundary of Lot 1.

SPORTING & MINERAL RIGHTS:

The sporting rights are excluded. The mineral rights insofar as they are owned are included with the freehold.

PLANS & BOUNDARY FENCES:

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

BASIC PAYMENT SCHEME:

The Basic Payment Scheme (BPS) entitlements belong to the current tenants and are excluded from the sale.

VIEWING:

Strictly by prior appointment with Stags Farm Agency Department on 01392 680059.

WEB FIND NO: 85935

DIRECTIONS:

From Taunton take the B3170 heading south towards Corfe. From Corfe continue along the B3170 for about 2.8 miles. At the crossroads turn right signposted Wellington and Churchinford. Continue along this road and at the next junction turn right signposted Wellington. Continue along this road for approximately 2.25 miles and turn left onto Downlands Lane. The land will then be found on the left hand side after about 300 metres.

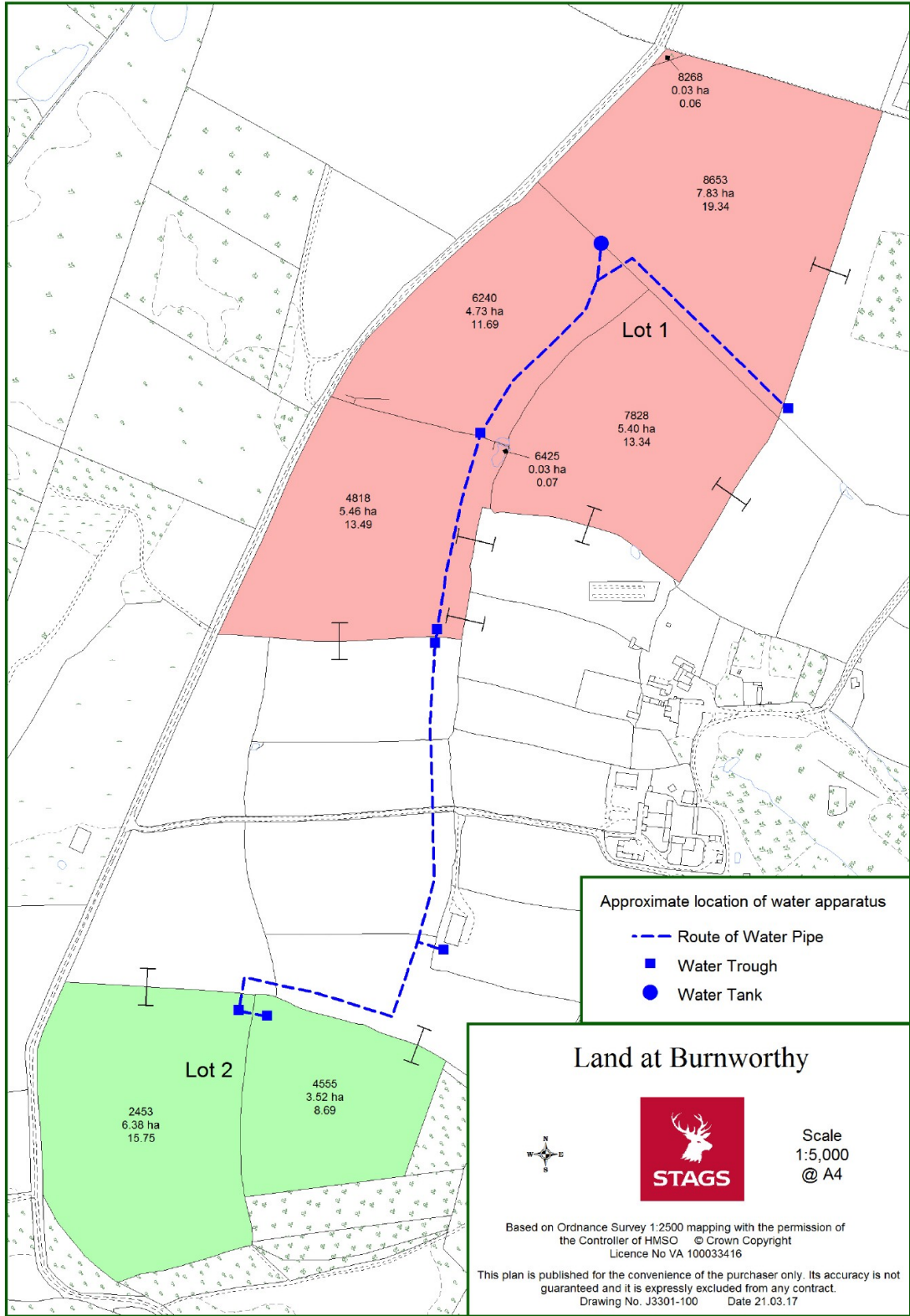
DISCLAIMER:

These particulars are a guide only and should not be relied upon for any purpose.

WARNING:

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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