

stags.co.uk

01392 680059 | farmagency@stags.co.uk

## Land At Trickey Warren, Trickey Warren Lane Culmhead, Taunton, TA3 7DY

---

121.84 Acres of level productive arable and grass land

Taunton 7.3 miles. Wellington 8.0 miles. Chard 11.3 miles. Honiton 12.5 miles.

• 121.84 acres (49.31 ha) • Productive arable/grassland • Mostly level land •  
Good road access • For sale by private treaty • As a whole or in 3 lots •

**Guide price £1,110,000**

---

Cornwall | Devon | Somerset | Dorset | London

**SITUATION:**

The land at Trickey Warren is situated in an attractive rural location on the Blackdown Hills, close to Culmhead Business Park and the villages of Churchstanton and Blagdon. The nearby B3170 links to Taunton and the M5 to the north and the A303 to the south.

**INTRODUCTION:**

In total the land extends to 121.84 acres (49.35 Hectares) comprising three productive, predominately level arable fields suitable for growing cereals, forage, maize and grass crops and one grassland field. The soil type is described as fine and silty over clayey and loamy soils. The land is offered for sale as a whole or in three lots.

**LOT 1 - 20.69 acres north west of Culmhead Business Park Guide Price: £210,000**

The land comprises a single productive, level arable field with hard-core track border to all sides. The track comprises part of the former RAF Culmhead air field runway and leads onto Trickey Warren Lane.

**LOT 2 - 59.92 Acres north of Culmhead Business Park Guide Price: £600,000**

Two productive, level arable fields, with hard-core track (part of former RAF Culmheads runway) following the perimeter of the two fields.

**LOT 3 - 41.23 acres on the north end of Trickey Warren Guide Price: £300,000**

Productive grassland with an area used for game cover crops. Former (now disused) aircraft control buildings and pill boxes (the latter being Scheduled Monuments) are situated within the land, along with an attractive line of mature Beech trees.

**ACCESS:**

All lots have access to the public highway via the entrance to Culmhead Business Park Drive, shown X-Y on the plan. An annual maintenance charge of £250 + VAT per lot, subject to an annual inflation increase, will be payable for the upkeep of this road.

Purchasers will be granted a right of way for all purposes. Any damage or mess must be made good within 24 hours. Purchasers will be required to contribute financially towards the maintenance of the road.

Access along the former runways will be granted as follows:

Lot 1: Access between points A,B,C,D,E, F & G. No access between points G to E or E to A.

Lot 2: Access between points A,B,C, D & E. No access between points E-A.

Lot 3: Access between points A, B & C.

Purchasers will be required to contribute to the maintenance of the runway as and when required. Lot 1 - 15% contribution between points A,B,C,D,E, F & G. Lot 2 - 35% contribution between points A,B,C,D & E. Lot 3: 15% contribution between points A, B & C.

**SERVICES:**

No mains water connected to Lots 1 & 2. Lot 3 will have a metered mains water supply.

**METHOD OF SALE:**

The land is offered for sale by private treaty as a whole or in three lots.

**TENURE AND POSSESSION:**

The land is held freehold and is offered for sale subject to an existing Farm Business Tenancy (FBT) which terminates on 31st March 2018. Further details available from the agents. On Lot 3 there is a game crop let on a licence ending 1 February 2018.

**BASIC PAYMENT SCHEME:**

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

**DESIGNATIONS:**





The land is located within the Blackdown Hills, an Area of Outstanding Natural Beauty (AONB).

**UPLIFT CLAUSE:**

Should the land gain consent for any use other than agricultural or equestrian within 25 years, there will be a 25% clawback of the uplift in value to the vendors.

**SPECIFIC RIGHTS, COVENANTS & RESERVATIONS**

The land is sold subject to various covenants precluding use that would adversely affect the functioning of the adjoining solar farms. The solar farms also have the right to lay conducting media across the land. Further details are available from the agents.

**RESTRICTIVE COVENANTS:**

No machinery or vehicles are to be parked on the runway for more than 12 hours at a time. If lots 1 & 2 are used for livestock, a permanent fence must be erected around the perimeter of the land.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. The land at Trickey Warren is elected for VAT and will be payable in addition to the purchase price at the current standard rate.

**LOCAL AUTHORITY:**

Taunton Dean Borough Council Telephone 01823 356356 / [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)

**SPORTING AND MINERAL RIGHTS:**

The sporting and mineral rights insofar 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 affect it.

**PLANS & BOUNDARY FENCES:**

A plan which is not to scale, is included with these sale particulars for identification purposes only. The Vendor shall not be called upon to define the ownership of boundary fences.

**VIEWING:**

Strictly by appointment through Stags Farm Agency on 01392 680059.

For the purpose of viewing, please park in the Culmhead Business Park car park. Access to the land is on foot.

**WARNING:**

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

**DIRECTIONS:**

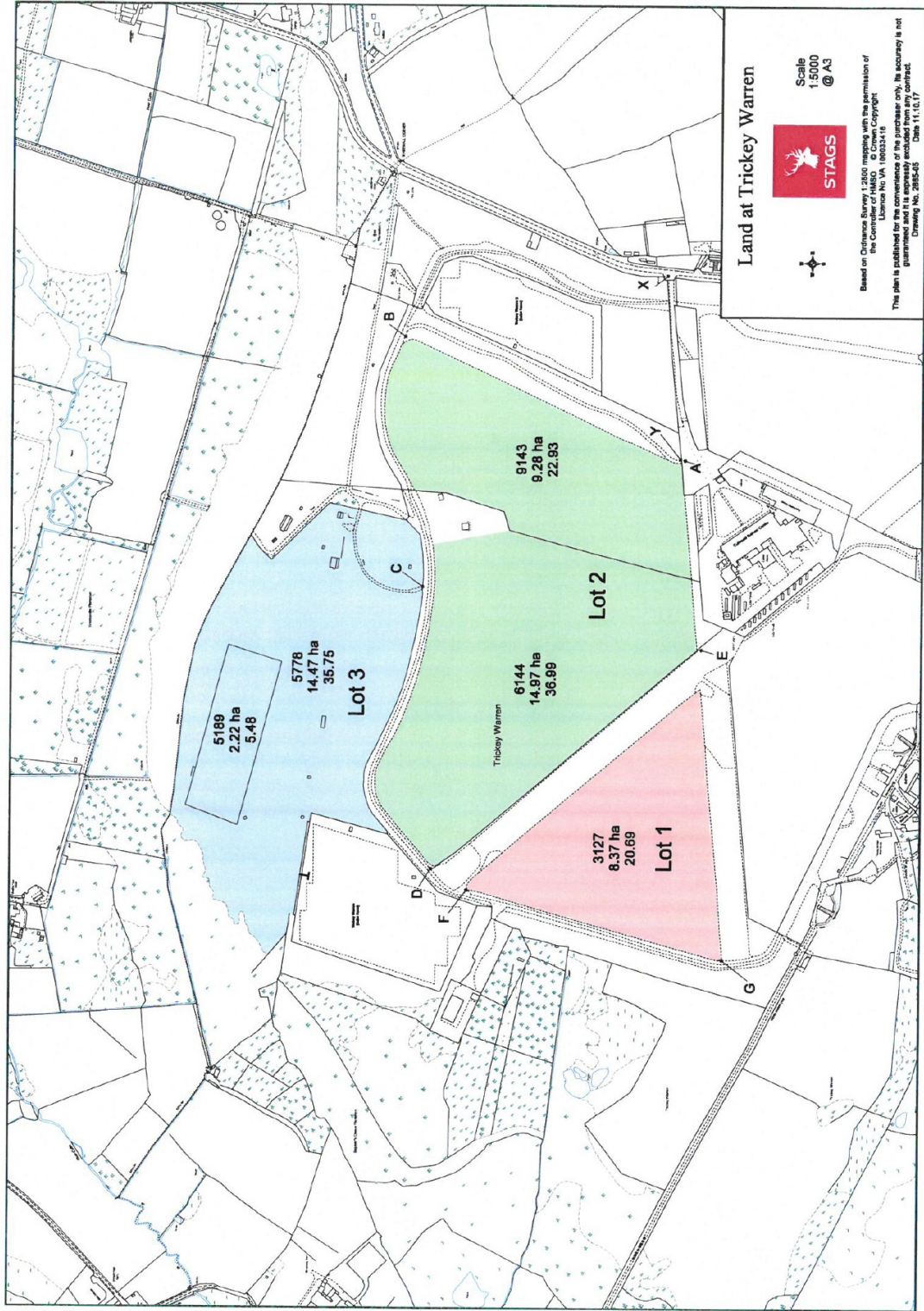
From Taunton take the B3170 heading south towards Corfe. From Corfe continue along the B3170 for about 2.8 miles. At the crossroads turn right signposted Wellington and Churchinford. Continue along this road and bear left at junction. After 100 metres continue over the crossroad and carry on 1 mile then turn left at the T junction. Continue along this road for approximately 0.5 miles before turning right into Culmhead Business Park. The land will then be found about 400 metres on the right.

**WEB FIND REFERENCE: 85936**

**DISCLAIMER:**

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





21/22 Southernhay West, Exeter, Devon, EX1 1PR  
Tel: 01392 680059  
Email: farmagency@stags.co.uk