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Land At Tonedale, Tonedale, Wellington, TA21 0QL

Land in a strategic position adjoining Wellington's settlement boundary

Wellington 1 mile Taunton 8 miles

• Strategic position • Grade 1 arable land • Pasture with frontage onto the River Tone • Good road access • In all about 37.68 acres (15.25 hectares) • For sale by Informal Tender • Noon - 16 February 2018 • •

Informal tender £700,000

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SITUATION:

The land is conveniently situated on the North side of Wellington, off the Milverton Road (B3187), near to Tonedale residential and business park areas. The town centre is just under a mile away, while the M5 at junction 26 is 3.5 miles to the south east.

The town of Wellington offers an extended range of shops, supermarkets and public and private schools up to A level age. The county town of Taunton is a twelve miles to the east and includes the Somerset County Cricket Ground and fast rail services to London Paddington.

DESCRIPTION:

The productive run of arable and pasture land extends in all to 37.68 acres (15.25 Hectares) and adjoins the settlement boundary of Wellington. The land is considered to have long term development potential, subject to gaining the necessary planning consents. The land is a mix of level and gently sloping running down to the River Tone on the southern boundary. It comprises two generously sized fields, both bounded by mature hedgerows. The arable land is classified as Grade 1, with the soil type described as well drained, gritty, reddish loamy soil suitable for the growing of cereal, grass and vegetable crops.

The pasture land, which accounts for approximately 5.49 acres, is suitable for the grazing of livestock.

GENERAL REMARKS

ACCESS:

The land has direct road access from the B3187.

SERVICES:

There are no mains services connected to the land.

TENURE:

Freehold with vacant possession upon completion.

METHOD OF SALE:

The land is offered for sale by informal tender. The closing date for tenders is midday on 16th February 2018.

The informal tender form is available from Stags.

Tenders to be submitted in writing to Stags Farm Agency, 21 Southernhay West, Exeter, Devon EX1 1PR or emailed to; farms@stags.co.uk and marked for the attention of Mrs T Brinicombe.

Should an offer be accepted, Stags will require evidence of funding from the successful bidder. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be done by means of an on-line check undertaken by Stags.

Please refer to the informal tender form.

The vendor is not obliged to accept the highest or any offer received.



LOCAL AUTHORITY:

Taunton Deane Borough Council, Deane House,
Belvedere Road, Taunton Somerset TA1 1HE. Tel: 01823
356356

BASIC PAYMENT SCHEME:

The land is not registered for the Basic Payment Scheme (BPS) and entitlements are not included.

PLANNING:

A planning application (21/11/0004, dated 24 January 2011) was refused by notice dated 8 August 2011. An appeal against the refusal was dismissed by the Planning Inspectorate on 17 December 2012. The application concerned the residential development of the land. Full details are available on the Taunton Deane website.

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.

SPORTING AND MINERAL RIGHTS:

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

WAYLEAVES, RIGHTS OF WAY ETC:

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. Please note that the pylon has an easement with The National Grid dated 7 April 2003.

PLANS AND BOUNDARY FENCES:

A plan which is not to scale, is included with these sale particulars for identification purposes only.

WARNING:

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

DISCLAIMER:

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

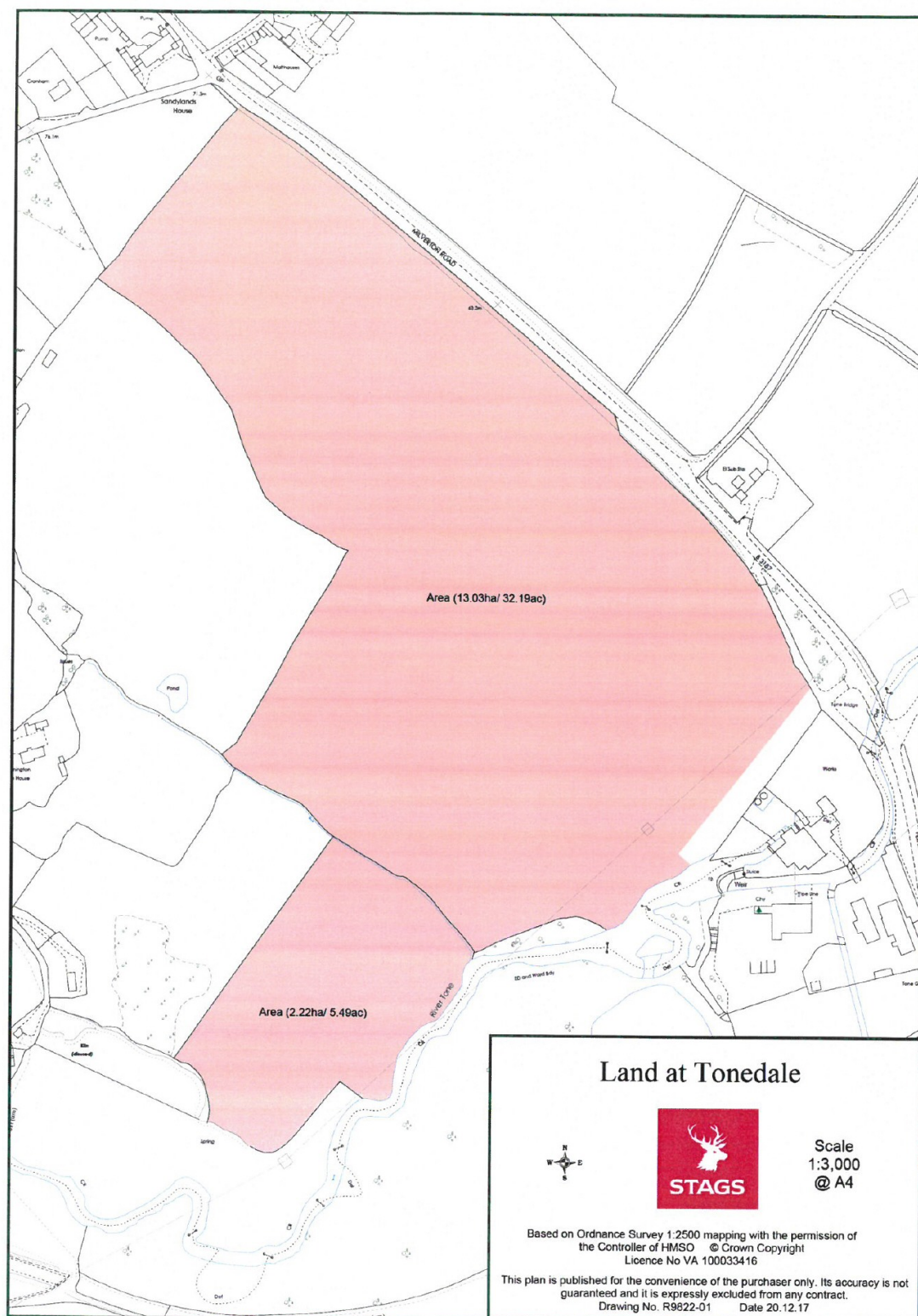
VIEWING:

Strictly by appointment with Stags Farm Agency on 01392 680059 or Stags Wellington 01823 662822

DIRECTIONS:

From Junction 26 of the M5 follow the signs to Wellington town centre. On reaching the centre of the town, turn right onto the B3187 signposted Milverton. Follow the road past Tonedale Industrial Estate on the right, over the River Tone and the entrance to the land will be found on the left hand side.





21/22 Southernhay West, Exeter, Devon, EX1 1PR
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