



Land at Maundown LOT 2 Maundown, Wiveliscombe, Taunton, Somerset TA4 2HL

---

Productive, south-facing pasture and arable land with fine views over Wiveliscombe and beyond



Wiveliscombe 2.2 miles - Wellington 10 miles - Taunton 12 miles

- Productive Farm Land
- 58.32 acres (23.60 hectares)
- Direct Road Access
- Fine Southerly Views
- Near to Wiveliscombe
- Water Connected
- FREEHOLD

Guide Price £495,000

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

## SITUATION

The land is situated in rural location between the villages of Huish Champflower and Langley Marsh, only 2.2 miles to the north-west of Wiveliscombe in West Somerset.

The nearest amenities are found in Wiveliscombe which has a weekly farmers market, a medical centre, a veterinary surgery, a library, and a primary and secondary school. There is also a recreational ground with tennis, cricket and rugby clubs and an open-air swimming pool.

The town of Wellington (10 miles) offers an extensive range of shops, restaurants and supermarkets (including a Waitrose) and schooling for all ages including the independent Wellington School.

The Somerset county town of Taunton is 12 miles away and includes the Somerset County Cricket Ground and rail services to London Paddington and Birmingham New Street. Access to the M5 motorway is found at Taunton (J25) and Wellington (J26).

The property is within the Brendon Hills with easy access to the Blackdown Hills, Quantock Hills and the Exmoor National Park, all known for their superb unspoilt scenery for walking or riding.

## DESCRIPTION

LOT 2 comprises productive, south-facing pasture and arable land which totals approximately 58.32 acres (23.60 hectares).

There are five enclosures and exceptional views to the south over Wiveliscombe and there is direct access to the public highway via a track which forms part of the area being sold. The fields are gently sloping and some have been in arable rotation in the past. Boundaries are traditional hedges and the land includes a stream within the southern boundary.

The soils are described as being freely draining, slightly acid loamy soils and the land is classified as grade 3.

## ACCESS

There is access to both lots from the public highway.

## SERVICES

There is a metered mains water supply connected to LOT 2. If LOT 1 is sold separately to LOT 2, the purchaser of LOT 1 will be granted an easement over LOT 2 to connect to mains water. There is a spring water supply to a reservoir in LOT 2 which is linked to troughs within LOT 1 and LOT 2. This supply is shared with other properties.

## METHOD OF SALE

The property is offered for sale by private treaty.



## LOCAL AUTHORITY

Somerset Council (Somerset West and Taunton).

## LAND MANAGEMENT

The land is registered with the Rural Payments Agency and there is a Countryside Stewardship (CS) Agreement in place until 31st December 2023. The purchaser will be required to comply with the conditions of the CS agreement for the remaining term.

The land is not within a Nitrate Vulnerable Zone (NVZ).

## SPORTING AND MINERAL RIGHTS

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

## 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.

There is a public footpath passing through LOT 1 and LOT 2.

## BOUNDARY PLAN

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

## VIEWING

Strictly by prior appointment with Stags. Call: 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

## DIRECTIONS

From Wiveliscombe, proceed out of the town on North Street and follow the road into Langley. Follow the road around to the left and continue into and through Langley Marsh. After 0.6 miles turn right into an unsigned road and proceed for 0.5 miles. The access track to LOT 2 will be found on the right.

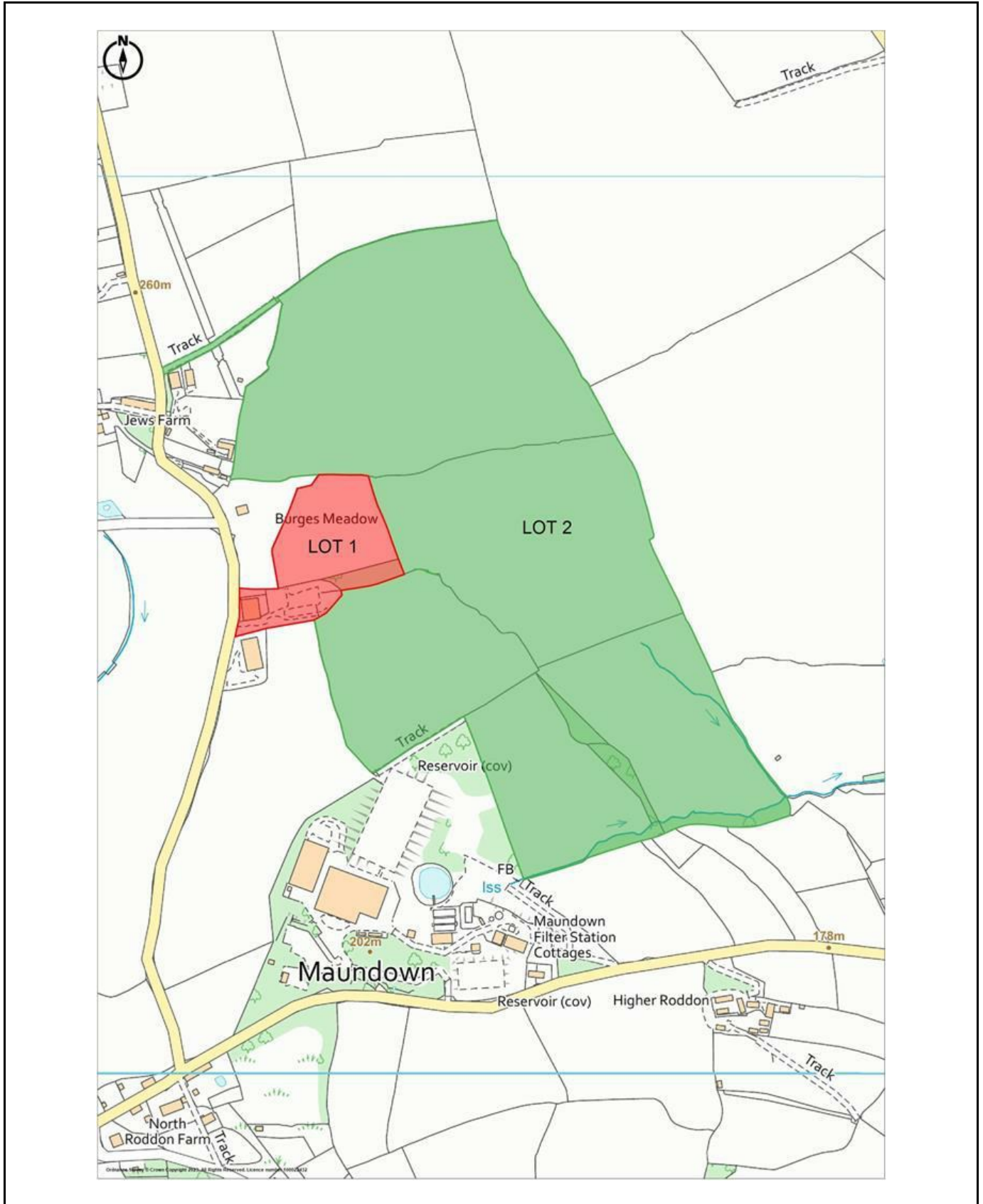
## WHAT3WORDS

Reference:///family.outwit.users

## 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  
01392 680059  
farmagency@stags.co.uk



@StagsProperty