



Land at Whipcott Heights Holcombe Rogus, Wellington,  
Somerset TA21 0NA

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Two pasture fields and a small copse with a  
modern style farm building

Holcombe Rogus 1.5 miles - Wellington 5 miles - Taunton 13 miles

- Gently Sloping Pasture Land
- 13.93 Acres (5.64 Hectares)
- Access via a Hard Track
- Small Copse
- Currently Used for Grazing
- For Sale by Private Treaty
- FREEHOLD.

Guide Price £175,000

01823 662822 | [wellington@stags.co.uk](mailto:wellington@stags.co.uk)



## SITUATION

The land at Whipcott Heights lies near to the Grand Western Canal, approximately 1.5 miles to the east of the popular village of Holcombe Rogus and within 1.8 miles of the A38 which links Wellington and Junction 27 of the M5.

The Somerset town of Wellington is five miles away and the Mid Devon market town of Tiverton is eleven miles to the southwest. The Somerset County Town of Taunton and the vibrant and bustling city of Exeter are 12 miles and 22 miles away respectively.

## DESCRIPTION

The land comprises a mixed area of gently sloping pasture land with a small copse and totals approximately 13.93 acres (5.64 hectares). The pasture land is divided into two enclosures and is currently used for grazing with a gentle north-west facing aspect.

The copse totals approximately 0.15 acres and lies within the lower pasture field.

There is an OPEN FRONTED FARM BUILDING (60' x 20') which is constructed with a steel frame, low level concrete block walls with timber boarding above, a concrete floor and a corrugated metal roof.

## ACCESS

Access to the land is via the hard track which lies between the land and the public highway.

## SERVICES

There are no mains services currently connected to the land.

## METHOD OF SALE

The land is offered for sale by private treaty, as one lot.

## TENURE

The land is owned freehold and is registered on the Land Registry.

## DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ).

## MATERIAL INFORMATION

The land was previously used as a waste landfill site (known as Higher Whipcott Quarry) and was operated by Viridor Waste Management Limited. The site is subject to ongoing monitoring.

## LAND MANAGEMENT

The land is not within any Countryside Stewardship (CS) or Sustainable Farming Incentive (SFI) schemes.



### **LOCAL AUTHORITY**

Mid Devon District Council. Tel: 01884 255255.  
www.middevon.gov.uk

### **SPORTING AND MINERAL RIGHTS**

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

The mineral rights belong to a third party.

### **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 are no public rights of way passing through the land.

### **LAND PLAN**

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

### **VIEWING**

Viewings are strictly by appointment with Stags. Please contact Stags (01823 662822 or email: wellington@stags.co.uk) to arrange an appointment.

### **DIRECTIONS**

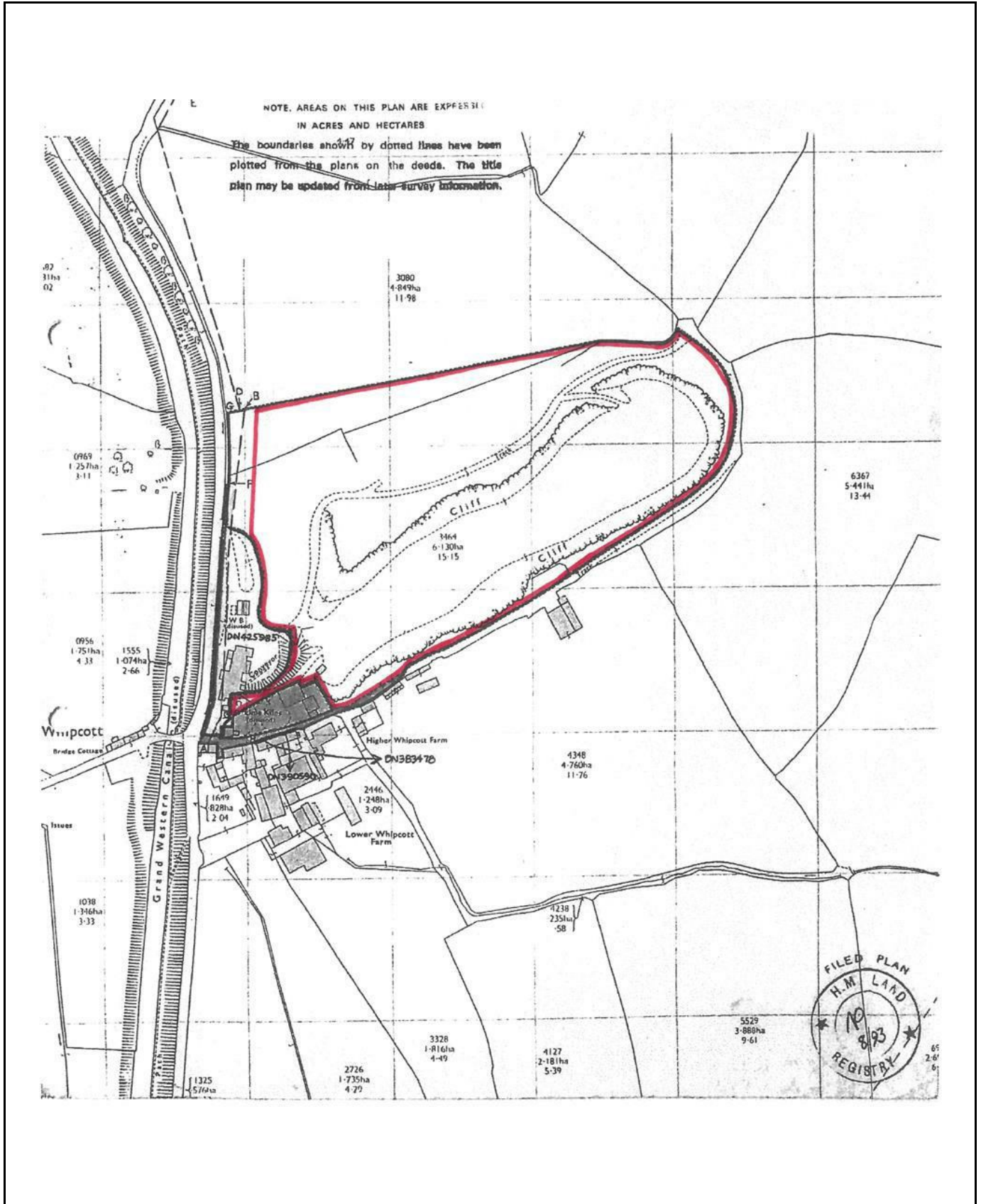
From J27 on the M5 motorway take the A38 to Wellington. After just under 5 miles turn left signposted Greenham and Holcombe Rogus. Just after ½ mile turn left signposted Holcombe Rogus and Westleigh. After 0.8 mile turn left signposted Burlescombe and Westleigh and ¼ mile along this road you will see the lane to Whipcott Heights on the right.

### **WHAT3WORDS**

Reference\\ visit.awakening.sweetened

### **DISCLAIMER**

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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