



Land at Maundown 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 • 50.05 acres (20.25 hectares) • Direct Road
Access • Fine Southerly Views • Water Connected • FREEHOLD

Guide Price £415,000

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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

The land comprises productive, south-facing pasture and arable land which totals approximately 50.05 acres (20.25 hectares) with exceptional views to the south over Wiveliscombe.

There are four enclosures and 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

The land has an easement over the neighbouring property to connect to mains water. There is a spring water supply to a reservoir on the land which is linked to drinking troughs. This supply is shared with other properties.

METHOD OF SALE

The land is offered for sale by private treaty.

LOCAL AUTHORITY

Somerset Council (Somerset West and Taunton).

LAND MANAGEMENT

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 the land.

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 the land 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.



