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Land And Woodland At Buckland Hill





Wellington & West Buckland 3 miles  
Clayhidon 1.5 miles Taunton 8 miles

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6.28 acres of level pasture &  
woodland with direct road access  
located on the Somerset/Devon  
border

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- Level Pasture (5.38 acres)
- Mature Woodland (0.9 acres)
- 50mm Mains Water
- Electricity Connection
- Fruit Trees and Ornamental Trees
- Summerhouse/Store
- Two Field Shelters
- Freehold

#### SITUATION

The land is situated in an accessible location on the Blackdown Hills south of Gortnell Common and Wood on the north side of the "Blackdown Hills Spine Road" at Buckland Hill. Wellington and Taunton are within easy reach as is the M5 motorway at junction 26 and the land is easily accessible to the villages of Clayhidon, Hemyock and West Buckland. The land is situated in Somerset but adjoins the Somerset/Devon border.

#### DESCRIPTION

The level pasture land extends to 5.38 acres with established woodland with native wild bluebells on the northern boundary extending to a further 0.90 acres making the total area 6.28 acres. Two field shelters.

The land has been used in recent years as amenity land and for equestrian purposes and mown for hay.

Within the corners of the field are a variety of fruit and ornamental trees including cherry, damson, apple, pear and plum trees as well as Norway spruce, Glastonbury hawthorn, alder, acer, wild cherry, rowan, lime and hazel.

At the entrance of the paddock is an area of hard standing and two field shelters. In the north east corner there is a timber summerhouse/store now requiring modernisation.

The woodland to the north of the pasture extends to 0.9 acres and comprises mainly mature beech, birch and hazel and there are outstanding views from the woodland, especially when the leaves are off the trees of Taunton Vale and the Quantock and Brendon Hills beyond. 50mm mains water is connected and electric servicing the field.

#### SCHEMES

No entitlements are available and the land has not been registered with the Rural Payments Agency.

#### SPORTING & MINERAL RIGHTS

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

#### PLANS & BOUNDARY FENCES

The plan is for identification purposes only and must not be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

#### WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of a wayleave agreement in respect of the electricity line that crosses the land and it is sold subject to and with the benefit of all agreements and easements in respect of underground cables, wires, stays, drainage pipes passing upon, over or under the land. There are no rights of way across the property.

#### LOCAL AUTHORITY

Somerset Council, The Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE.  
Telephone 01823 356356.

#### VIEWINGS

By prior appointment with the agents within the hours of daylight with sale particulars to hand.

#### METHOD OF SALE

The land is offered for sale by Private Treaty in 1 lot.

#### DIRECTIONS

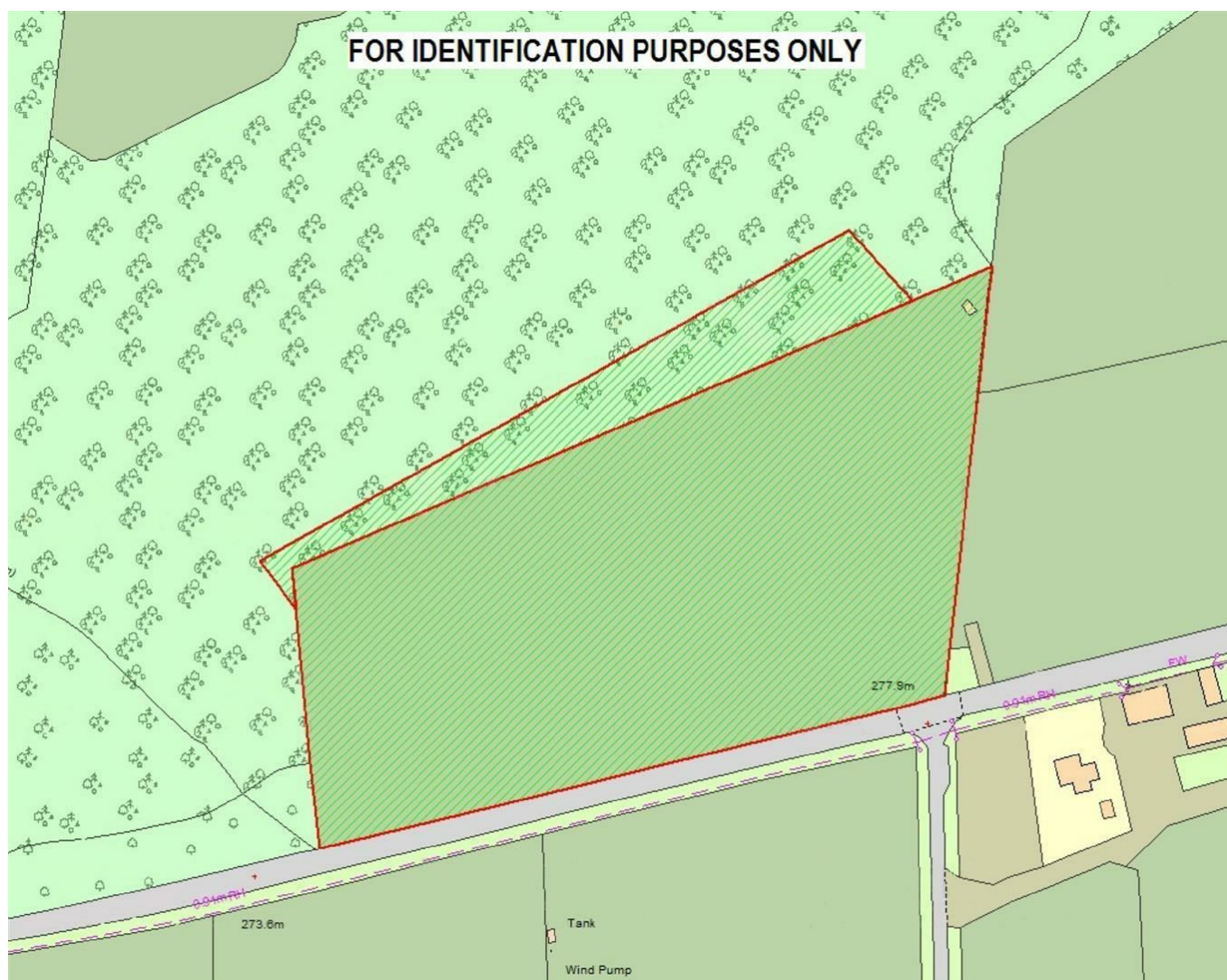
From the centre of Wellington proceed up South Street, crossing the Wellington Bypass, take the road to Ford Street and go through Ford Street to the top of the Blackdown Hills and at the crossroads turn left and the entrance to the field will be found 0.3 of a mile from the crossroads and is the first field on the left at the end of the woodland with the gateway opposite the right turn to Tredown. (It is probably safest to turn right to Tredown and park on this lane and walk back across the road to the land). There is a Stags For Sale sign on the gateway.

Guide Price £185,000









IMPORTANT: 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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