



WISTERIA FARM, COXHILL, NORTH NEWTON, BRIDGWATER, TA7 0BT

WISTERIA FARM

Coxhill, North Newton, Bridgwater, Somerset, TA7 0BT

Bridgwater 5.5 miles • Taunton 8.5 miles • Langport 11.5 miles

TO LET ON A FARM BUSINESS TENANCY (FBT): Smallholding comprising three-bedroom farmhouse, gardens and pasture land; extending to approximately 8 acres in all.

- Versatile smallholding
- Extensively refurbished three-bedroom farmhouse
- Off-road parking and enclosed garden
- Approximately 8 acres in all
- Available on an 18-month Farm Business Tenancy
- Offers invited by Private Treaty



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Overview

Wisteria Farm is available to let by Private Treaty on an 18-month Farm Business Tenancy (FBT), governed by the Agricultural Tenancies Act 1995.

The holding extends to approximately 8 acres and comprises a three-bedroom farmhouse, gardens and pasture land.

Farmhouse

Front door leading into porch with windows and door through to:

Sitting Room: Dual aspect, oak flooring and character beams. Door to;

Kitchen: L shaped with tiled flooring, shaker style kitchen cupboards with a wooden worktop, integrated fridge, integrated dishwasher, space for fridge freezer, new freestanding electric cooker, sink and Oil-Fired Rayburn. Door to;

Utility Room: Further work surface with plumbing for washing machine and tumble dryer, radiator, tiled flooring and door to the front of the farmhouse. Door to;

Bedroom 2: Double bedroom with carpeted floor, built in wardrobes, radiator and window overlooking the garden.

Bedroom 2 En-suite comprising of WC, bath with shower over, wash hand basin and radiator.

Stairs and Landing: Stairs leading to the first floor, with carpeted landing and doors to;

Shower Room comprising: wash hand basin, radiator, WC and corner shower cubicle.

Bedroom 3: Double bedroom with carpeted floor, window overlooking garden and radiator.

Bedroom 1: Double bedroom with carpeted floor, cupboard housing the water tank, window overlooking the garden and radiator.

Bedroom 1 En-suite comprising: bath with shower above, WC, wash hand basin and radiator

Outside

The property is accessed via a shared driveway, which leads to a dedicated parking area accommodating up to three vehicles, conveniently located adjacent to the kitchen entrance.

To the front of the property, there is an enclosed, lawned garden.

Land

The land comprises three ring-fenced parcels of permanent pasture and extends to approximately 7.93 acres (3.21 ha) in all.

The land is classified as Grade II on the Agricultural Land Classification Map South West Region, with *"Slightly acid loamy and clayey soils with impeded drainage"*.

The Tenant shall utilise the land exclusively for the purposes of conducting an agricultural enterprise, defined broadly to include haymaking and the grazing of farm livestock for food and/or fibre production. Preferably, only pedigree-registered or purebred cattle of a UK Native Breed at Risk, or of the Red Ruby Devon breed, will be permitted to graze on the land.



The land is not currently entered into any agri-environmental schemes.

The principal use of the land must remain focused on conservation-oriented agriculture for the purposes of trade or business. The pasture shall be managed in a manner consistent with organic or equivalent sustainable farming practices, without the application of artificial chemicals, synthetic fertilisers, or engaging in significant mechanical cultivation.

Within parcel ST3030 8662 there is a timber field shelter (4.70m x 5.40m) that must be insured and maintained by the ingoing Tenant.

No additional buildings or structures shall be erected on the Land, and the grazing of livestock is only permitted between 1st May and 31st October.

Changes to the grazing period and use of artificial chemicals are subject to prior consent of the landlord and on such conditions as the landlord, at his absolute discretion, may decide.

Prospective Tenants will be required to submit a Farm Business Plan as part of their application.



Services

Electricity: Mains

Drainage: Private drainage via a septic tank. The tenant will be responsible for the cost of emptying the septic tank during and at the end of the tenancy.

Water: Mains (metered and sub-metered supplies).

Heating: Oil fired central heating

Ofcom predicted broadband services – Standard: Download 22 Mbps, Upload 1 Mbps

Ofcom predicted mobile coverage for voice and data: Internal – limited on EE, Three, O2 and Vodafone. External – likely on EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band E

Access

Access to Wisteria Farmhouse is afforded via a private driveway leading off the council adopted road, known as Middlemoor Drove, cross hatched brown on the attached plan.

Access to the land is afforded via a separate gateway approximately 200m further down Middlemoor Drove.

Grid Reference

Ordnance Survey reference ST 30649 30585
(What3Words: windmills.migrate.outpost)

Viewing

Viewing is permitted by prior appointment only. To book an appointment, please contact Stags Lettings Department in Taunton on 01823 447355 or rental.taunton@stags.co.uk.



Directions

From the M5, Junction 24, head west towards Bridgwater/Minehead. At the roundabout, take the first exit onto the A38, signed North Petherton/Taunton. Continue through the village of North Petherton. Just before the playing field, turn left onto Newton Road. Continue on Newton Road into North Newton. Turn left onto Maunsel Road, over the bridge and Wisteria Farmhouse will be on the right-hand side.

The land lies directly to the west of the North Moor Site of Special Scientific Interest (SSSI), an area recognised for its environmental importance, with ongoing conservation activities led by Natural England

General Remarks

Local Authority

Somerset Council.

Nitrate Vulnerable Zone

The property is not located within a Nitrate Vulnerable Zone.

Sporting, Mineral & Timber Rights

The sporting mineral and timber rights are reserved but not currently exercised.

Wayleaves, Rights of Way, etc.

The property is let subject to and with the benefit of any wayleave agreements in respect of any electricity or telephone poles, wires, stays, cables, etc or water or drainage pipes, etc either passing upon, over or under it. The property is also let subject to and with the benefit of any public or private rights of way or bridleways.

Pets

No pets or equines are to be kept within or on the property without the prior written consent of the Landlord and on such conditions as the Landlord, at his absolute discretion, may decide.

Heads of Agreement

Full Heads of Agreement will form part of the Application Pack, available on request from Stags Lettings, 5 Hammet Street, Taunton, TA1 1RZ.

Plans & Boundary Fences

An illustrative plan of the holding is attached with these particulars. Prospective tenants must satisfy themselves by inspection or otherwise as to its accuracy. Please note the plan is for informative purposes only. It is not to scale and is not to be relied upon.

Damage Deposit

£3,500 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service).

References required, viewings strictly through the agents.

Holding Deposit & Tenants Fees

The Holding Deposit (£500) is used to reserve the property and will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The Holding Deposit will be deducted from the first rental payment due. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

Tenant Protection

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

Insurance

The landlord's property (including all landlord's buildings, structures, etc and all landlord's fixtures & contents), plus full public liability cover, are to be continuously insured by the tenant during the term through a reputable insurer nominated by the Landlord (likely NFU Mutual Insurance Society Limited or Cornish Mutual Assurance Co. Ltd). The landlord will re-imburse the tenant for this premium (or the relevant part of a wider insurance policy premium)



