



WISTERIA FARM
COXHILL

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

Bridgwater 5.5 miles • Taunton 8.5 miles • Langport 11.5 miles

TO LET: Smallholding comprising three-bedroom farmhouse, gardens, farm buildings and pastureland; extending to approximately 13 acres in all

- Versatile smallholding
- Extensively refurbished 3-bedroom farmhouse
- Council Tax Band E
- Off-road parking and enclosed gardens
- Modern farm buildings
- 13 acres in all
- Available on a 5-year FBT



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Overview

Wisteria Farm is available to let by Private Treaty on a 5-year Farm Business Tenancy (FBT), governed by the Agricultural Tenancies Act 1995.

The holding extends to approximately 13 acres and comprises a three-bedroom farmhouse, gardens, modern farm buildings and pastureland.

Farmhouse

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

Sitting Room: Dual aspect with oak flooring and exposed beams.

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

Utility Room: Further worksurface with plumbing for whitegoods, radiator, tiled flooring and door to the front of the farmhouse.

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

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

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.

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

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

Parking & Garden

The property benefits from ample off-road parking, conveniently located adjacent to the kitchen entrance.

To the side and rear of the property, there is an enclosed, lawned garden.

Land

The land, suitable for grazing and/or mowing, lies a short distance to the east of the farmhouse and yard, and comprises:

Land South East of Middlemoor Drove – two enclosures of permanent pasture, extending to 5.05 acres in all.

Land South of Middlemoor Drove - three ring-fenced parcels of permanent pasture, extending to approximately 7.65 acres 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 livestock for food and/or fibre production.

Grazing with pedigree-registered or purebred cattle of a UK Native Breed at Risk, or of the Red Ruby Devon breed, is preferred. The land is limited to a maximum stocking density of 13 livestock units, while the buildings are restricted to a maximum of 6 livestock units.

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.



Agri-environmental schemes

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

The Incoming Tenant will be permitted to enter such schemes as are appropriate to the permitted use of the land, with the Landlords prior written consent.

Buildings

The buildings are sited within a yard area directly east of the farmhouse and comprise:

Dutch barn: (96 m²) an open fronted, steel portal frame building, partially closed with concrete block walls, below a corrugated sheet roof.

Covered Yard: (474 m²) a part steel portal frame and part timber frame building, partially enclosed with corrugated sheeting above part-height concrete block walls, below a corrugated sheet roof.



Access

Access to Wisteria Farmhouse is afforded via a private driveway leading off the council adopted road, known as Middlemoor Drove.

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

Grid Reference

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

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.

Council Tax

The residential property is rated for Council Tax purposes as Band E.

Energy Efficiency Rating

The residential property has an Energy Performance Certificate (EPC) rating of Band C.

Viewing

Viewing is permitted by prior appointment only.

To book an appointment, please contact Stags Lettings on 01823 447355 or email rentals.somerset@stags.co.uk.



Directions

From Junction 24 of the M5, 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 and turn left onto Newton Road, just before the playing fields. Continue on Newton Road into North Newton and then turn left onto Maunsel Road. Pass over the bridge and Wisteria Farmhouse can be found on the right-hand side of the road.

General Remarks

Local Authority

Somerset Council.

Nitrate Vulnerable Zone

The property is not located within a Nitrate Vulnerable Zone.

Environmental Designation

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

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.

Tenure

The property is offered under a 5-year Farm Business Tenancy Agreement.

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

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

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.

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)



