



Land near Standle , Wellington, Somerset TA21 9NW

A level area of land adjoining a stream in an accessible location near to Wellington.

A38 0.7 miles - Wellington Town Centre 2 miles - M5 (Junction 26) 3.5 miles

• Level Farm Land • 1.54 Acres (0.62 Hectares) • Direct Access to the Public Highway • Stream Frontage • Accessible Location • For Sale by Private Treaty • FREEHOLD

Guide Price £30,000

01392 680059 | farms@stags.co.uk

SITUATION

The land lies approximately 2 miles to the south of Wellington, within the county of Somerset and just outside the Blackdown Hills Area of Outstanding Natural Beauty (AONB). Access to the A38 is approximately 0.7 miles to the north and the Junction 26 of the M5 motorway is within 3.5 miles.

DESCRIPTION

The land is a level area of pasture, which totals approximately 1.54 acres (0.62 hectares) with streams on the eastern and north-western boundaries. There is frontage to the public highway on the southern boundary, although the gate is overgrown and lies in the south-western corner.

Whilst the land has not been actively managed during recent years it has been used for grazing in the past.

The soils are described as slightly acid loamy and clayey soils with impeded drainage and the land is classified as grade 3.

SERVICES

There are no services connected to the land. Natural water is available from the streams.

ACCESS

There is direct access to the public highway which forms the southern boundary.

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. Vacant possession will be available from the completion date.

DESIGNATIONS

The land is not within any Area of Outstanding Natural Beauty (AONB).

LOCAL AUTHORITY

Somerset Council (Somerset West and Taunton).

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.

BOUNDARY PLAN

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

VIEWING

Please contact Stags to arrange a viewing appointment.
Tel: 01823 662822. Email: farms@stags.co.uk

DIRECTIONS

From the Stags office in the centre of Wellington, at the traffic lights proceed south on South Street passing Wellington School and at the second mini roundabout fork right into Wellesley Park. Continue to the end of the road and upon reaching the A38 turn right.

After approximately half a mile, take the second left (Stallards). Continue on this road for 0.5 miles and turn

right onto Bryants Farm Road (marked with a No Through sign). Proceed for 0.2 miles and the land will be found on the right.

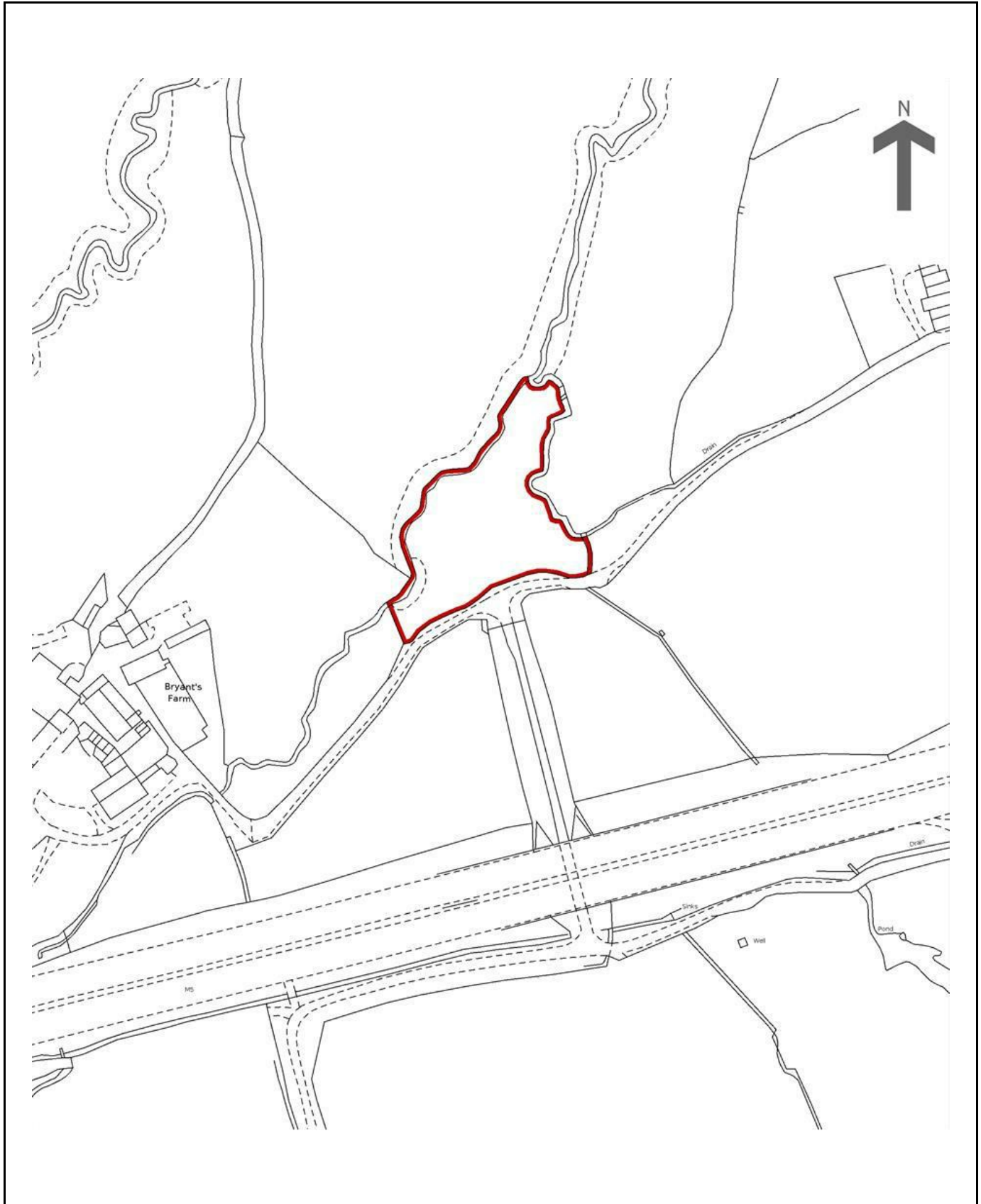
WHAT3WORDS

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DISCLAIMER

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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