



Land near Higher Wrangway , Wrangway, Wellington,
Somerset TA21 9QG

A gently sloping grass field with far reaching views
and good access

Wrangway 0.5 miles - Wellington 3 miles - A38 1.3 miles

• For Sale by Auction - End Date 13th May 4.30pm • 7.09 Acres (2.87 Hectares) • Gently Sloping Pasture Land • Direct Road Access • Mains Water • FREEHOLD

Auction Guide £100,000

01392 680059 | farmagency@stags.co.uk

METHOD OF SALE

The property is offered for sale by Traditional Online Auction. The auction end date is Wednesday 13th May at 4:30pm.

The vendor reserves the right to withdraw, sell or alter the land for sale prior to the auction end date. The property can be accessed via our website (stags.co.uk) on the Auction page.

SITUATION

The land lies within the Blackdown Hills Area of Outstanding Natural Beauty (AONB) near to Higher Wrangway and approximately 0.5 miles west of the small settlement of Wrangway in Somerset. The town of Wellington lies 3 miles to the north-east of the land and there is access to the A38 within 1.3 miles.

DESCRIPTION

The land comprises a single field which is gently sloping and suitable for mowing and grazing and has far reaching views to the north towards the Quantock Hills. There is direct access to the public highway with two gateways and the field has a north-facing aspect.

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

SERVICES

Mains water is connected to the land.

TENURE

The land is owned freehold and is registered on the Land Registry. Vacant possession is available from the completion date.

LOCAL AUTHORITY

Somerset Council (Somerset West and Taunton area).

DESIGNATIONS

The land is within the Blackdown Hills AONB and is not within any Nitrate Vulnerable Zone (NVZ) or Site of Special Scientific Interest (SSSI).

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 are no public rights of way passing through the land.

VIEWING

Strictly by prior appointment with Stags. Please call: 01823 662822 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From Wellington town centre head towards Rockwell Green passing through the traffic lights and continue to the Perry Elm Roundabout on the A38. Turn left onto the A38 and then take the first right turn signposted Wrangway. Continue along this road and at the next crossroads turn left onto Wrangcombe Road (unsigned) and continue, passing over the M5 motorway. Upon reaching Wrangway, turn right by Warwick Farm and continue for 0.5 miles. The land will be found on the left.

WHAT3WORDS

Reference \\\ improve.hint.improvise

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid



at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £2,400 (inc VAT) is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the deposit.

An additional administration fee of £1,200 (inc VAT) will be payable by the successful purchaser immediately after the auction.

Please note that upon completion the purchaser will be liable to pay £2589.80 (inc VAT) towards the sellers legal and search fees.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.

The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available

online via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Auctions online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation which will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

Porter Dodson Solicitors, Wellington.

COMPLETION DATE

The completion date will be 20 working days after the auction or earlier by arrangement.

DEFINITION OF AUCTION GUIDE & RESERVE PRICE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within 10% of the guide price. Guide prices may change at any time prior to the auction.

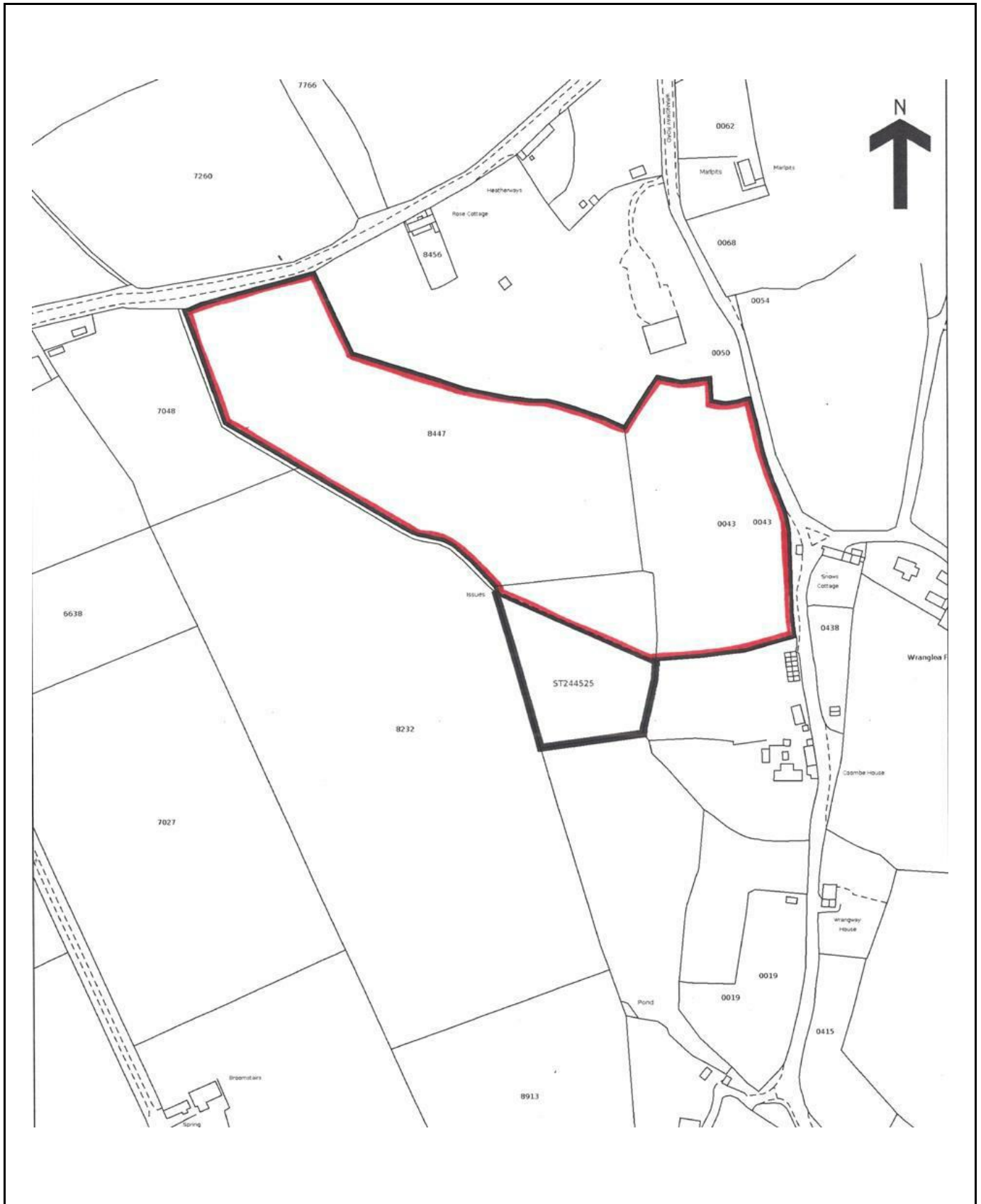
SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail.

Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

As outlined in the special conditions of sale, the purchaser will pay £1,800 towards the seller's legal fees and £789.80 towards the sellers' search fees.





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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.