



The Park at Walford , Taunton, Somerset TA2 8QW

About 24.4 acres of pasture with mains water and direct access to the A38

Taunton 3.5 miles - Deane Gate 3.2 miles - Bridgwater 8 miles

• About 24 Acres of Land • Mains Water Connection • Direct Access to A38 • Freehold subject to Tenancy

Offers In Excess Of £275,000

01392 680059 | farmagency@stags.co.uk

SITUATION

The land is situated about 4.7 miles north east of Taunton town centre and lies north of the A38 at Walford. The A38 runs in parallel to the M5 and connects Taunton in the South west to Bridgwater in the North.

The surrounding countryside is varied and comprises productive agricultural land, commercial development and residential development at Monkton Heathfield and Bathpool.

Taunton is a popular town with an abundance of services, amenities, shops, leisure facilities and hospitality venues matched to its vibrant population.

INTRODUCTION

The land lies to the North of the A38 at Walford and comprises predominately level pasture with a number of large mature in-field trees.

The land benefits from road side frontage to the South and is surrounded by boundaries of mature hedges.

There is a stream which forms the eastern boundary

The soil is characterised as slightly acid loamy and clayey. The land is classed as Grade 1.

SERVICES

Mains water connected

ACCESS

There are two points of access to the land from the public highway

TENURE AND POSSESSION

Freehold subject to a Farm Business Tenancy Dated 19th April 2022, a copy of which is available from the agent or found in the legal pack. It is understood that vacant possession can be made available on completion.

METHOD OF SALE

The property will be offered for sale by Private Treaty. The land sale will be conducted through Bamboo Auctions' sale platform.

LOCAL AUTHORITY

Somerset Council (www.somerset.gov.uk)

SPORTING AND MINERAL RIGHTS

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

WAYLEAVES, EASEMENTS & 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 is a public footpath over the driveway .

There are private rights of way over the driveway.

PLANS & BOUNDARY FENCES

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

DESIGNATIONS

Part of the land is in a flood risk zone.

The land is situated within a Nitrate Vulnerable Zone



COMPLETION DATE

The land sale will be conducted through Bamboo Auctions' sale platform. The completion date will be 20 working days after exchange (not including weekends or Bank Holidays) or as agreed between parties.

BUYERS & ADMINISTRATION FEE - Traditional Online

The successful purchaser(s) will be liable to pay the sum of £5,000 inc VAT. From this a 'buyers fee' of £2,400 (inc VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional 'administration' fee of £1,200 including VAT will be payable by the successful purchaser.

DEPOSIT PAYMENT

The Seller and Buyer agree that the successful bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the offer being accepted. 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.

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 purchase property. There will be a requirement for the successful Buyer to register via Bamboo Auctions sale site and complete the ID checks. There is no charge for administration.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to placing bid on the land. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to making an offer.

VENDOR'S SOLICITOR

Porter Dodson FAO Mrs Michelle Mallon, The Quad, Blackbrook Park Avenue, Taunton, Somerset, TA12PX
01823 625861 / michelle.mallon@porterddodson.co.uk

VIEWING

Strictly by appointment only. Please contact Stags Farm Agency on 01392 680059.

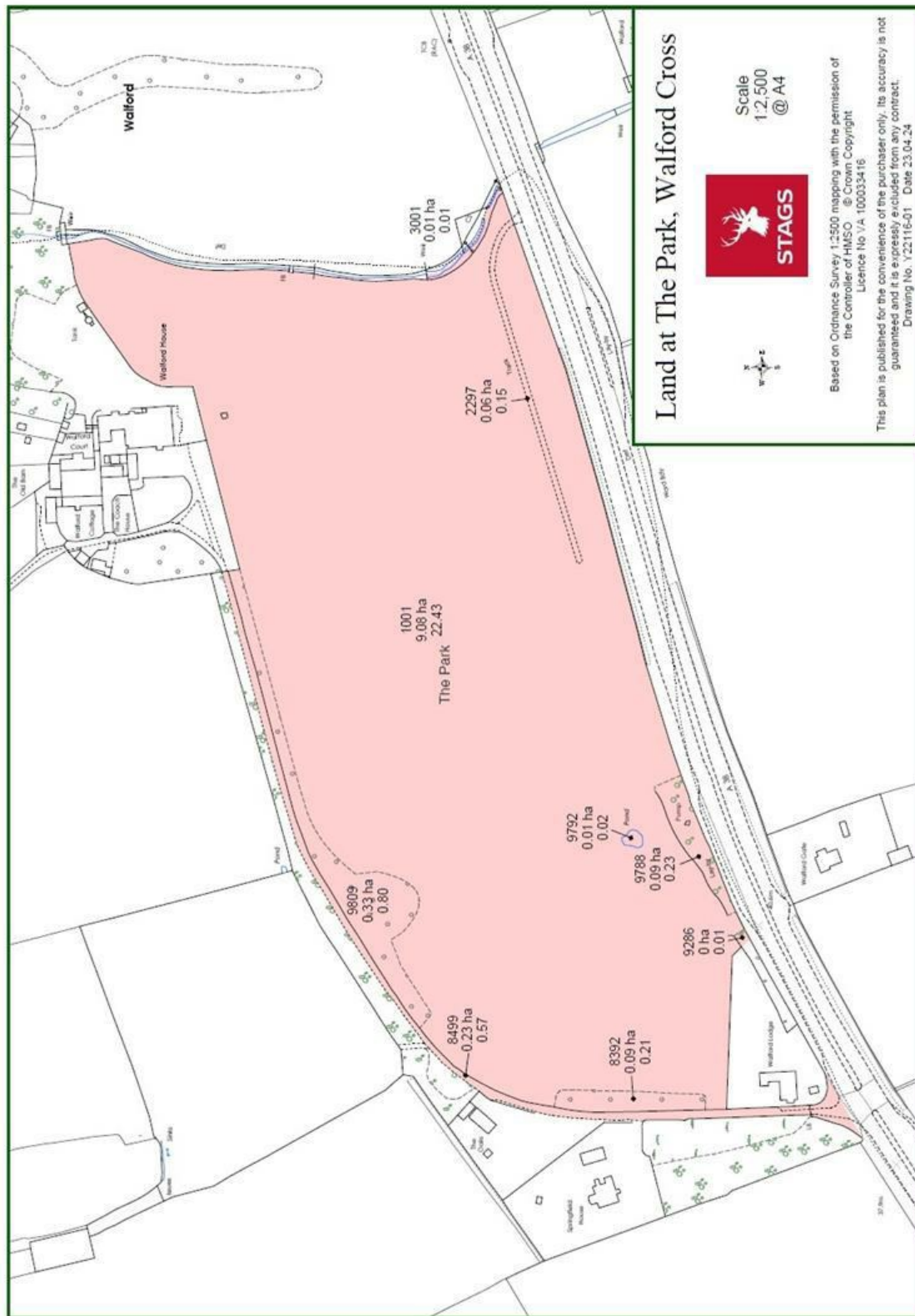
DIRECTIONS

From Deane Gate at Taunton follow the A358 and take the junction onto Bridgwater Road, signposted "Bridgwater A38". Follow Bridgwater Road onto the A38 and continue through each roundabout until the road becomes a duel carriageway. The land can be found on the right after about 500 yards.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.





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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.