STAGS

Lane End Fields , Sampford Arundel, Wellington, Devon TA21 9QZ

A versatile range of agricultural and equestrian buildings set within 17 acres of pasture land and woodland in an accessible location

Burlescombe 1.8 miles - Wellington 4 miles - M5 (J27) 4 miles

• Agricultural / Equestrian Yard • 17.65 Acres (7.14 Hectares) • Direct Road Access • Accessible Location Near to the A38 • Private Water (Borehole) & Mains Electricity • For Sale by Private Treaty • FREEHOLD

Guide Price £350,000

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SITUATION

The land and buildings are situated close to the Devon / Somerset border, within Mid Devon but with a Somerset postal address. The A38 lies approximately 0.7 miles to the west and provides a road link between the Somerset town of Wellington (4 miles north of the land) and the M5 (Junction 27) which is 4 miles south-west of the land.

The nearest village is Burlescombe, 1.8 miles to the west, and Culmstock lies a short distance to the south.

DESCRIPTION

The land and buildings are known as Lane End Fields and comprises a versatile range of agricultural and equestrian buildings set within 17.65 acres (7.14 hectares) of pasture land with a small area of woodland. There is a stone entrance lane leading from the road with a post and rail fence either side with space for parking adjacent to the buildings.

MAIN YARD

HAY BARN (14.54m x 11.27m): A fully enclosed clear-span building with a timber frame, timber kickboards, corrugated fibre cement roof. There is an attached TRACTOR STORE and an enclosed yard to the rear.

STABLES: Two boxes measuring 3.66m x 3.66m and one box measuring 3.56m x 3.50m. Timber construction with a concrete floor and a corrugated tin roof.

GENERAL PURPOSE BARN / STABLES (16.71m x 6.96m): Timber frame, concrete floor, box profile sheet roof. Three boxes with timber and block divisions.

COVERED STORE (3.39m x 2.32m): Open fronted, timber frame, concrete floor, corrugated tin roof and elevations.

ISOLATION BOX (6.14m x 4.62m): Timber frame, concrete floor, timber kickboards, box profile sheets on the roof and elevations.

THREE STABLES (4.12m x 3.65m / 4.41m x 3.55m / 3.60m x 3.06m). Block walls, concrete floor, box profile sheet roof.

LOOSE HOUSE (9.46m x 3.48m): Earth floor, timber frame, box profile sheet roof and elevations. With a LEAN-TO (10.71m x 2.73m) a loose box (3.63m x 2.31m) and an open fronted LOOSE HOUSE (5.50m x 5.45m).

SECOND YARD

There is a second range of buildings adjoining the Westford Stream which are include a field shelter, a poultry shed and a field stable. All of these buildings are of timber construction and have a concrete floor.

THE LAND

The land comprises three pasture enclosures which are gently sloping with a west and east facing aspect and used for mowing and grazing with views over the surrounding countryside. Adjoining the Westford Stream is an area of woodland which includes mostly deciduous trees. The land is classified as Grade 3 and the soils are described as slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils.

ADDITIONAL LAND

Also included in the sale is a small area of land which lies to the north-east of Lane End Fields. This area totals 0.03 acres and has been used to

store dung by the current owner. This land is shown on the boundary plan with the sale details.

ACCESS
There is direct access from the public highway.

SERVICES
Mains electricity is connected. Private water (borehole).

METHOD OF SALE
The land is offered for sale by private treaty, as one lot.

LOCAL AUTHORITY
Mid Devon District Council. Tel: 01884 255255. www.middevon.gov.uk

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.

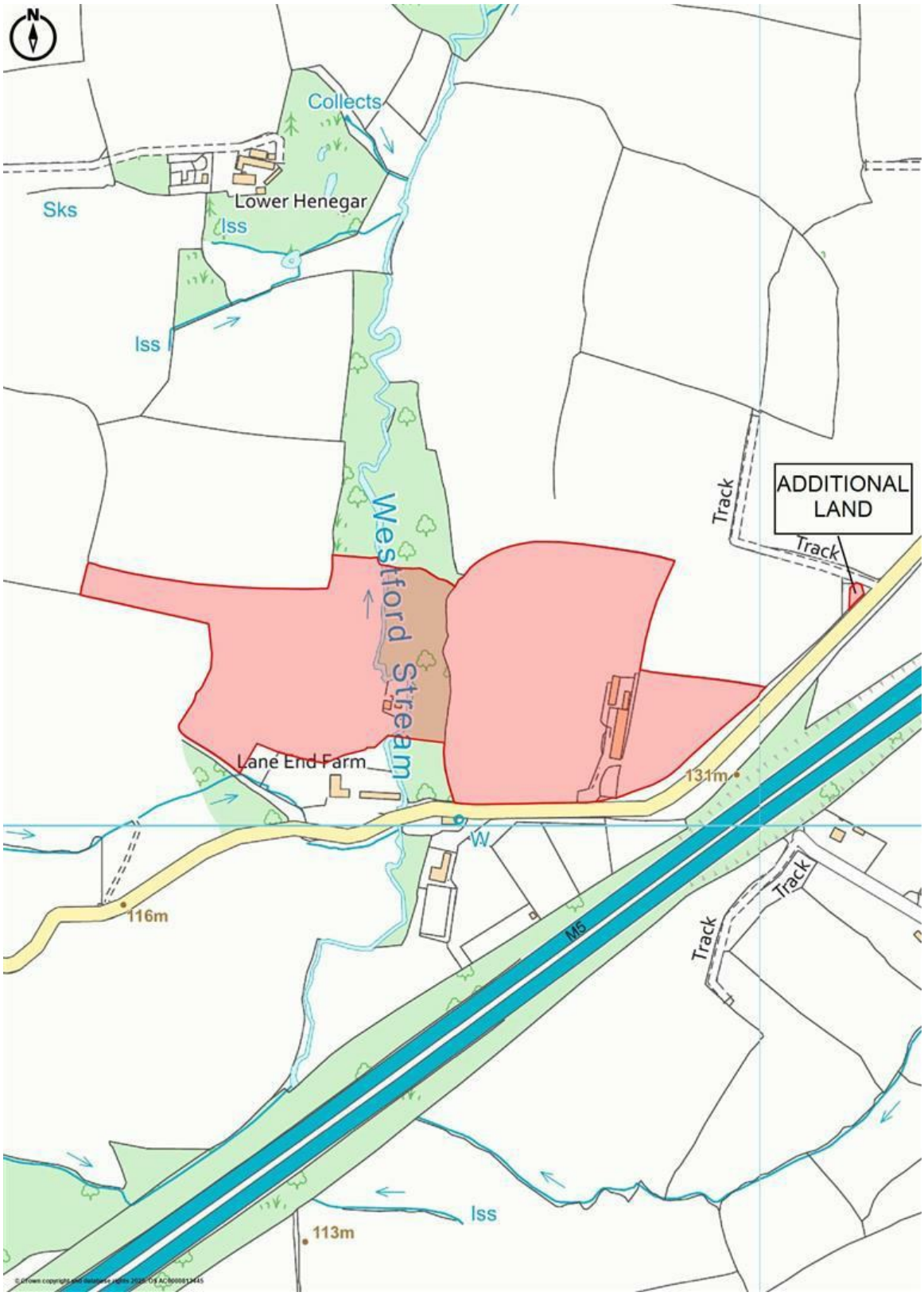
BOUNDARY PLAN
A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING
Strictly by prior appointment with Stags. Call: 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS
From Junction 27 of the M5 motorway proceed towards Wellington. After a short distance, at the Waterloo Cross roundabout turn left and continue on the A38 towards Wellington. After 2.8 miles, shortly after passing the right turn to Culmstock, turn right onto an unsigned road (Lane End) which has a blue sign 'unsuitable for long vehicles'. Continue on this road for approximately 0.7 miles and Lane End Fields will be found on the left.

WHAT3WORDS
Reference/// beauty.oppose.helps

DISCLAIMER
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. 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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