



Land And Woodland At Buckland Hill



Wellington & West Buckland 3 miles
Clayhidon 1.5 miles Taunton 8 miles

6.28 acres of level pasture & woodland with direct road access located on the Somerset/Devon border

- BEST AND FINAL OFFERS BY 12 NOON 1/6/23
- Level Pasture (5.38 acres)
- Mature Woodland (0.9 acres)
- 50mm Mains Water
- Electricity Connection
- Fruit Trees and Ornamental Trees
- Summerhouse/Store

Guide Price £100,000



Situation

The land is situated in an accessible location on the Blackdown Hills south of Gortnell Common and Wood on the north side of the "Blackdown Hills Spine Road" at Buckland Hill. Wellington and Taunton are within easy reach as is the M5 motorway at junction 26 and the land is easily accessible to the villages of Clayhidon, Hemyock and West Buckland. The land is situated in Somerset but adjoins the Somerset/Devon border.

Description

The level pasture land extends to 5.38 acres with established woodland with native wild bluebells on the northern boundary extending to a further 0.90 acres making the total area 6.28 acres.

The land has been used in recent years as amenity land and for equestrian purposes and mown for hay.

Within the corners of the field are a variety of fruit and ornamental trees including cherry, damson, apple, pear and plum trees as well as Norway spruce, Glastonbury hawthorn, alder, acer, wild cherry, rowan, lime and hazel.

In the north east corner there is a timber summerhouse/store 14' x 10' with a leanto to the rear which comprises a kitchen unit, sitting area and store.

The woodland to the north of the pasture extends to 0.9 acres and comprises mainly mature beech, birch and hazel and there are outstanding views from the woodland, especially when the leaves are off the trees of Taunton Vale and the Quantock and Brendon Hills beyond. 50mm mains water is connected and electric servicing the field.

Basic Payment Scheme

No entitlements are available and the land has not been registered with the Rural Payments Agency for the Basic Payment Scheme.

Sporting and Mineral Rights

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

Planning

Planning for the summerhouse/store was granted under application number 46/04/0010 by Taunton Deane Borough Council.

Plans and Boundary Fences

The plan is for identification purposes only and must not be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

Wayleaves and Rights of Way

The property is sold subject to and with the benefit of a wayleave agreement in respect of the electricity line that crosses the land and it is sold subject to and with the benefit of all agreements and easements in respect of underground cables, wires, stays, drainage pipes passing upon, over or under the land. There are no rights of way across the property.

Local Authority

Taunton Deane Borough Council, The Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE. Telephone 01823 356356.

Viewing

By prior appointment with the agents within the hours of daylight with sale particulars to hand.

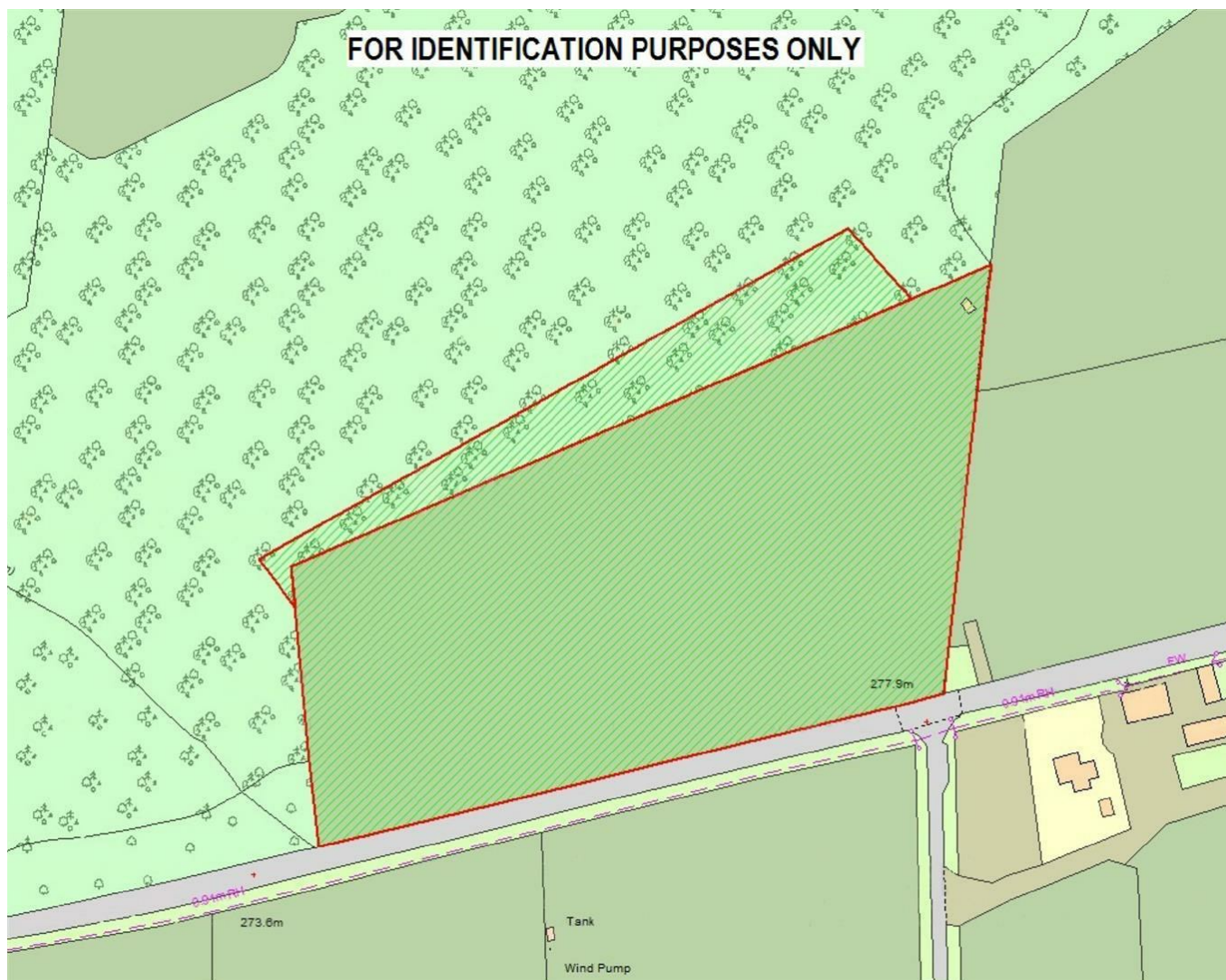
Method of Sale

The land is offered for sale by Private Treaty in 1 lot.

Directions

From the centre of Wellington proceed up South Street, crossing the Wellington Bypass, take the road to Ford Street and go through Ford Street to the top of the Blackdown Hills and at the crossroads turn left and the entrance to the field will be found 0.3 of a mile from the crossroads and is the first field on the left at the end of the woodland with the gateway opposite the right turn to Tredown. (It is probably safest to turn right to Tredown and park on this lane and walk back across the road to the land). There is a Stags For Sale sign on the gateway.





These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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