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01823 256625 | [taunton@stags.co.uk](mailto:taunton@stags.co.uk)

Muddy Acre, Nethercott Lane  
Lydeard St Lawrence, Taunton, TA4 3SG

A detached modern agricultural building with approximately  
0.86 Acres of grounds.

Wiviliscombe 5 Miles, Taunton 10 Miles

- Modern Agricultural Building • Superb Rural Location • Set in Approximately 0.86 Acres • Suitable for a Variety of End Uses (STP) • Driveway & Off Road Parking • For Sale by Informal Tender • Views Towards The Quantock Hills • A Site with Great Potential •

**Informal tender £50,000 to £75,000**

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## Situation

The barn is situated in a rural location on the fringes of the popular West Somerset village of Lydeard St Lawrence, a small village that sits between the Quantock Hills and Exmoor National Park that contains a thriving community. The surrounds are away from busy roads and comprise of gently rolling countryside with a mix of farming, a number of estates and large areas of woodland. There are a network of quiet lanes, footpaths and bridleways that provide safe areas to walk and ride and provide the opportunity to access the beautiful landscapes. Within the village there is a Primary School, Parish Church and Village Hall. In Bishops Lydeard there are local facilities with amenities including a doctor surgery, convenience store, garage and public house. The County town of Taunton provides a comprehensive range of shopping recreational and

scholastic facilities, as well as a mainline railway station and the M5 motorway interchange.

## Description

Muddy Acre is a wonderful opportunity to purchase a steel framed modern agricultural building, which is set in grounds extending to approaching 0.86 Acre. The barn has a private entrance with wrought irons security gates opening onto a driveway and hard standing providing parking and turning for several vehicles. The barn is of a steel frame and block construction and is suitable for a variety of purposes, subject to the necessary planning consents. The grounds extend to approximately 1 acre and are laid to pasture, surrounded by natural hedge borders.

## Services

There are no mains services connected to the property.





### Tenure & Possession

The barn is freehold and is sold with vacant possession on completion.

### Method of Sale

The land is For Sale by Informal Tender with a deadline of Tuesday 26th February at 12 Noon, unless sold prior.

### Directions

From Taunton proceed in a north westerly direction along the A358 towards Williton. After passing Bishops Lydeard and just after the entrance to Cedar Falls turn left towards Raleighs Cross and Lydeard St Lawrence on the B3224. Continue on this road for 2.5 miles and then turn right signposted Lydeard St Lawrence. Proceed down the hill, towards the village and take the first turning right into Nethercott Lane and continue on this road where the barn can be identified on the left hand side.

### Local Authority

West Somerset District Council  
West Somerset House,  
Killick Way,  
Williton,  
Taunton  
TA4 4QA

### Viewing

Strictly by Appointment with the Selling Agents. Please contact the Taunton Office on: 01823 256625





5 Hammet Street, Taunton, Somerset, TA1 1RZ  
Tel: 01823 256625  
Email: [taunton@stags.co.uk](mailto:taunton@stags.co.uk)