

STAGS

Land near Wellisford , Langford Budville, Wellington, Somerset TA21 0SB

Gently sloping grass land and woodland with a pond and views over the River Tone valley

Langford Budville 0.5 miles - Wellington 2.8 miles

• Gently Sloping Grass Land • 14.90 Acres (6.03 Hectares) • Small Area of Established Woodland • Sheltered Pond • Direct Road Access • For Sale by Private Treaty • FREEHOLD

Guide Price £185,000

01823 662822 | wellington@stags.co.uk

SITUATION
The land is situated in an unspoilt location adjoining the Langford Heathfield SSSI and approximately 0.5 miles to the west of the village of Langford Budville in Somerset. The town of Wellington lies 2.8 miles to the south-east and from here there is access to the A38 and M5 motorway at Junction 26.

DESCRIPTION
The land totals approximately 14.90 acres (6.03 hectares) and comprises four enclosures of gently sloping grass land with a sheltered pond and a small area of woodland. There are views over the River Tone valley and towards the Blackdown Hills and direct access to the public highway.

The grass fields have a south-west facing aspect, are suitable for grazing and mowing and total approximately 12.68 acres, with mature hedged boundaries and soils which are described as slightly acid loamy and clayey soils with impeded drainage. The land is classified as grade 3B and lies at about 80 metres above sea level.

The woodland lies against the eastern boundary and includes approximately 2.22 acres of established mostly deciduous trees with the remnants of former quarrying activity.

SERVICES
There are no mains services connected to the land. There is a well which provides water to water troughs (gravity fed).

ACCESS
There is access to the land from the public highway.

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

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

DESIGNATIONS & LAND MANAGEMENT
The land is not within a Nitrate Vulnerable Zone (NVZ) and adjoins but is not within the Langford Heathfield Site of Special Scientific Interest (SSSI).

There are no land management agreements affecting the land.

In an order of the Charity Commissioners dated 9th March 1905 part of the land may be subject to an annual rent charge of £4.

LOCAL AUTHORITY
Somerset Council (Taunton Deane Area).









SPORTING & 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 is a public footpath which passes through the woodland.

A neighbour (Paradise Cottage) has a right to take water by pipeline from a spring which is situated within the land coloured pink on the plan.

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

VIEWING
Viewings are strictly by appointment. Please contact Stags (01823 662822 or email: farms@stags.co.uk) to arrange an appointment.

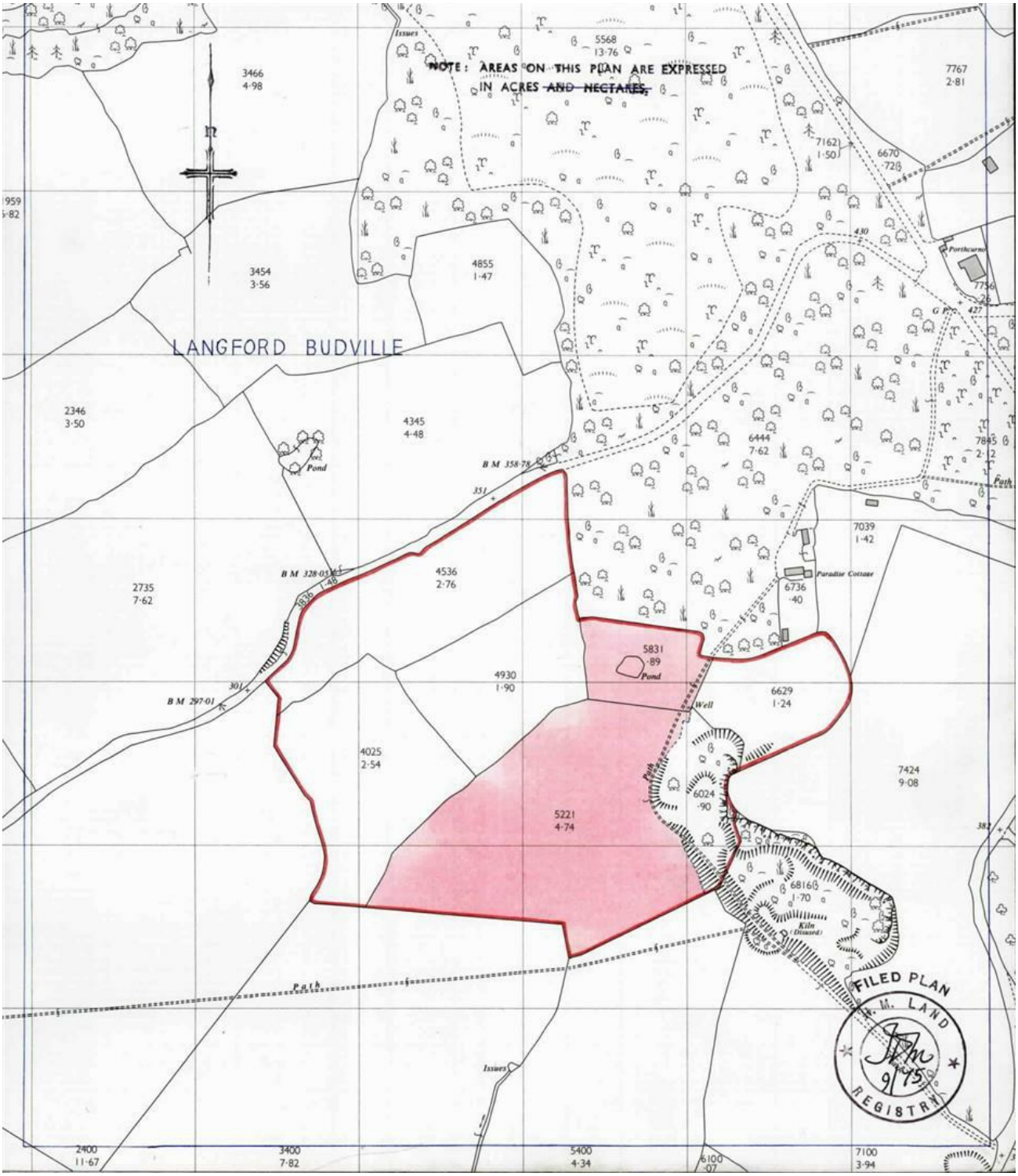
DIRECTIONS
From Wellington town centre proceed out of the town on North Street signposted towards Milverton (B3187). After approximately 2.5 miles on an S bend turn left and follow the road into Langford Budville passing the public house on your left hand side. On leaving the village turn right towards Langford Common and at the next crossroads continue straight over signposted to Kittisford, Wellisford and Stawley. Follow this lane for approximately 0.25 miles and the entrance gate will be on the left.

WHAT3WORDS
/// subject.shortens.coins

DISCLAIMER
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.





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