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Land at Walford Cross

Taunton, Somerset, TA2 8QW

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What3Words: ///unites.movements.reliving

In all about 24.43 acres (9.88 ha) of pasture, with excellent direct road access to the A38 and enjoys a mains water connection.

For Sale as a whole by Private Treaty

Guide Price: £250,000

SITUATION

The land is situated approximately 4.7 miles north east of Taunton and is positioned directly off the A38 between Taunton and North Petherton, more specifically at Walford Cross. The village of West Monkton is located to the west of the land and provides local amenities to include a village hall, pubs and Monkton Elm Garden Centre. Taunton which is easily accessible provides a more extensive range of shopping, educational, sporting and cultural facilities, along with access to the M5 motorway and mainline railway links.



DESCRIPTION

The land comprises a productive enclosure of level pastureland, currently down as permanent grassland, with a number of large trees. It is boarded by a mixture of mature hedgerows, stock proof fencing and a stream along the eastern boundary. Within the ownership of the property is the access to Walford House, which runs along the northern boundary.

In total the land extends to 24.43 acres (9.88 ha) and would be suitable for agricultural (pasture/arable), equestrian or amenity purposes. The land benefits from a direct road access from the A38. northbound dual carriageway.

The extent of the land is shown above outlined in red.

ACCESS

The land benefits from direct road accesses, providing great opportunity for large machinery to access the land.

Along the northern boundary is the driveway to Walford House, we understand there is a private rights of way in place along here.

SOIL TYPE & TOPOGRAPHY

The land is level lying, with parts of slight undulation. The soil is classified as slightly acid loamy and clayey soils, with moderate to high levels of fertility. It is classified as mostly Grade I on the Provisional Agricultural Land Classification Map, with a small section of Grade III along the eastern boundary alongside the stream.

DEVELOPMENT CLAWBACK

The land is not subject to any development clawback or overage.

TOWN & COUNTRY PLANNING

The land is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

SERVICES

Mains watering. The property is sold subject to all other outings whether stated in the sales particulars or not.

TENURE & POSSESSION

The land is subject to a Farm Business Tenancy until the 24th March 2027, the existing tenant has confirmed that they are happy to terminate the agreement early if required, therefore the land can be sold with the benefit of vacant possession.

RIGHTS OF WAY, EASEMENTS, ETC.

Along the northern boundary along the driveway to Walford House there is a pedestrian footpath, this runs the length of the boundary. This is not believed to be within the fence boundary of the actual field. There is also believed to be a private rights of way to Walford House along this driveway.

The property is offered for sale subject to and with the benefit of all matter contained in or referred in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements, and other rights of way whether specifically referred to or not.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights across the land, in so far as they are owned, will be included in the freehold sale.

BASIC PAYMENT SCHEME

No Basic Payment Scheme entitlements are included within the sale. The land is not subject to any existing Environmental Scheme. There would be opportunity for the prospective purchaser to enter the land into a suitable scheme (*subject to scheme availability*).

METHOD OF SALE

The land is being offered for sale by Private Treaty.

DESIGNATIONS

The land is situated within a Nitrate Vulnerable Zone and the majority of the field is free from flood risk, apart from the land adjacent to the stream in the east. There is also a number of trees within the parcel which are protected by Tree Preservation Orders (TPO's).

LOCAL AUTHORITY

Somerset Council, County Hall, The Cresent, Taunton, Somerset, TA1 4DY

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Farm land is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land especially if stock or machinery are present. All potential purchasers are asked to observe the country code.

DIRECTIONS

From Taunton, proceed easterly out of Taunton on the A38 towards North Petherton/Bridgwater. From the traffic lights on Bridgwater Road (near Sainsbury's/M5 junction), follow signs for North Petherton/Bridgwater for approximately 3 miles. The field will be located on the left-hand side and identified by a For Sale board.

If travelling from Bridgwater/North Petherton, proceed out of the village towards Taunton on the A38 where you will remain on the same road for approximately 3.5 miles. At which point you will drive past the land on your right hand side, as it is only accessible from the

northside carriageway where the field will be located on your left hand side and identified by a For Sale Board.

VIEWINGS

The land may be viewed at any reasonable time of day whilst in possession of these particulars, within daylight hours on foot only.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out any detailed surveys, nor tested any services. If there are any points which are of particular importance to you please contact the office prior to viewing the property.

CONSUMER PROTECTION REGULATIONS

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

AGENTS

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