

AMENITY LAND AT WADEFORD

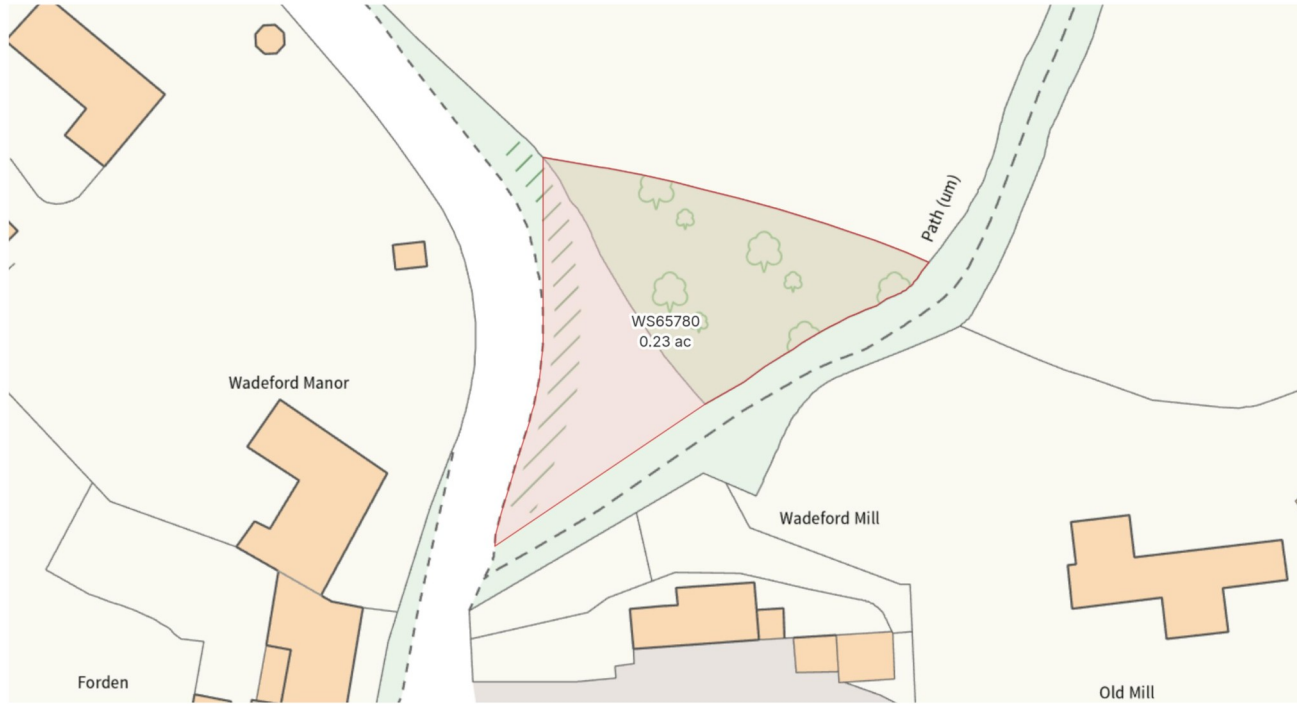


CHARD, SOMERSET



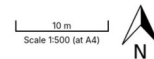


Woodland at Wadeford, Chard,
Somerset, TA20 3AU



Sales Plan

Produced on Land App, May 27, 2026.
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Woodland at Wadeford Chard, Somerset, TA20 3AU

Chard 1.9 miles; Ilminster 5.9 miles

A rare opportunity to purchase 0.23 acres of immaculately presented amenity land / woodland, boasting an outstanding countryside setting, situated in a peaceful rural location in South West Somerset.

For Sale by Private Treaty

Freehold Guide Price: £22,500

DESCRIPTION

The land comprises a single parcel of gently sloping to steeper woodland extending to approximately 0.23 acres (0.09 hectares). The land is predominately enclosed by mature trees, and hedge banks and the adjoining public highway to the west providing convenient access. The land is classified as being Grade 4 on the Provisional Agricultural Land Classification and provides an excellent opportunity for those seeking amenity land in the area. The land is conveniently accessed directly from public highway known as Wadeford Hill onto a maintained stone track, allowing purchasers to secure a small piece of the picturesque Somerset Countryside. On the south-eastern boundary, where the land is accessed, the access track leads onto an unnamed path (accessible only on foot) which leads to the public highway to the north known as Clayhanger Lane.

SITUATION

The Woodland at Wadeford is located in a peaceful rural setting to the north west of the popular county town of Chard, Somerset. The Woodland benefits from convenient access nestled in the village of Wadeford which offers a small range of local services and amenities



including a pub. The property is situated approximately 1.9 miles north west of the county town of Chard, where a wider range of facilities are available, including supermarkets, schools, healthcare services and leisure opportunities.

TENURE

The property is of freehold tenure and is being sold with vacant possession.

AGRI-ENVIRONMENTAL SCHEMES

Not applicable to subject property.

DESIGNATIONS

The South Western section of the Woodland lies within The Wadeford Conservation Area. We further understand the Woodland lies within the Chard Groundwater NVZ.

METHOD OF SALE

The Woodland at Wadeford will be offered for sale by Private Treaty.

SPORTING & MINERAL RIGHTS

The sporting rights, insofar as they are owned, are included in the sale. We understand that the mineral rights are excluded from the sale.



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 a detailed survey, nor tested the services. If there are points which are of particular importance to you please contact the office prior to viewing the property.

OUTGOINGS, RIGHTS OF WAY & EASEMENTS

The land is not subject to any public rights of way.

SERVICES & OUTGOINGS

We understand that the land does not benefit from any services.

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 a hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land. All potential purchasers are asked to observe the country code.

DIRECTIONS

From Chard, head north along Helliars Road and continue for approximately 0.5 miles. Turn left onto Catchgate Lane and follow the road until you reach a crossroads. Proceed straight ahead onto Foxdown Hill, which continues as Rackstile. At the end of Rackstile, turn left and continue for a further 0.2 miles.



As the road curves to the right, the land can be found positioned on the right-hand side of this bend. The land will be easily identifiable, clearly marked with a Greenslade Taylor Hunt 'For Sale' board.

WHAT.3.WORDS

///LEAKY.BERATED.OVERLOOKS

ADDITIONAL INFORMATION

Flooding: The land is at a very low risk of flooding from river or sea flooding and from surface water flooding. (Gov.uk)

Planning Permission: We understand from the Somerset LPA that the land doesn't benefit from any planning permission and any changes in use would need to benefit from the necessary consents (STP).



VIEWING

During daylight hours only with the Sales

Particulars in hand

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT

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