

LAND AT HEYDON HILL

gth

RADDINGTON





Land at Heydon Hill, Raddington Taunton, Somerset, TA4 2QQ

Wiveliscombe 4.6 miles; Taunton 15.3 miles; J26 M5 14.4 miles

A productive block of fertile pastureland enjoying private water and good road access together with a small parcel of mature woodland. Available as a whole or in two lots.

Tenders close at 12 noon on Thursday 4th December 2025.

Freehold

Lot 1 Excess £225,000 Lot 2 £20,000

DESCRIPTION

The sale of this land offers prospective purchasers the opportunity to acquire a superb block of productive pastureland and/or a mature woodland occupying a rural yet accessible location on the foot slopes of the Brendon Hills.

The land is being offered for sale as a whole or in two lots as follows:-

LOT 1 - Productive pastureland in all 27.54 Acres

Offers in Excess of £225,000 (*edged red on the attached plan*)

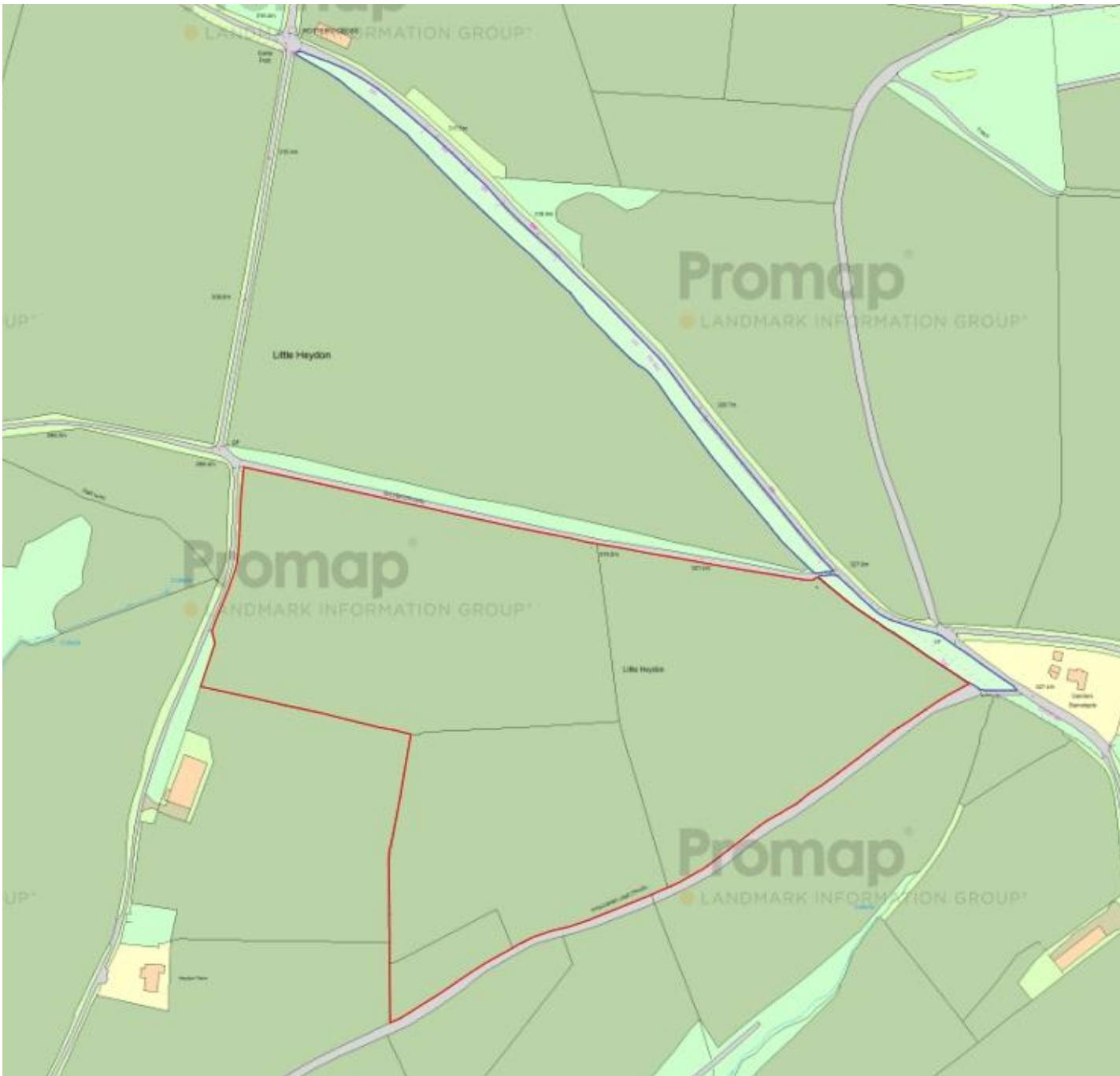
This block comprises 3 parcels of gently undulating pastureland ranging between 310m to 325m above sea level. The land is contained within fenced hedgerow boundaries and enjoys private trough watering and road access on the eastern boundary. The land is ideally suited to those with equestrian agricultural or other amenity uses in mind.

LOT 2 - Mature mixed woodland in all about 2.21 acres

Guide Price £20,000 (*edged blue on the attached plan*)

This lot comprises a linear strip of mature woodland comprising predominantly of beech and is a haven for wildlife flora and fauna. The woodland has tremendous conservation and amenity appeal and is a good source of firewood.





RIGHTS OF WAY

The property is sold and as far as is required by the vendors and will be conveyed subject to all rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electricity pylons, poles and cables, water and gas pipes at present erected on the passing over or under the property and subject to the agreement effecting the same (if any).

SERVICES

The land enjoys a private water supply which emanates from the field to the west on the other side of the road. There is a bulk tank situated on the northern boundary which is then gravity fed to the water troughs.

ACCESS

Both lots have direct road access.

SPORTING RIGHTS

The Sporting and Hunting rights are in hand and run with the freehold.

METHOD OF SALE

The land is being offered for sale by informal tender. Tenders to be received in writing on the attached form of tender at the agents Greenslade Taylor Hunt, 13 Hammet Street, Taunton, Somerset, TA1 1RN by 12:00 noon on Thursday, 4th December 2025, marked 'offers for Land at Heydon Hill'. Offers should be made for the property as a whole or in two lots as per the lotting within these sale particulars. Any tenders will be subject to contract and the vendors are not obliged to accept the highest nor any other tender. Tenders may also be submitted by e-mail using the address martyn.venner@gth.net.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS

Lot 1 What3words:////////space.minimums.setting

Lot 2 What3words:////////ecologist.duck.baseballs

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, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



VIEWING

On foot only during daylight hours, please respect the countryside code and close all gates behind you.

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU250037

GREENSLADE TAYLOR HUNT
www.gth.net



FORM OF TENDER

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, 13 Hammet Street, Taunton, TA1 1RN** by 12:00 noon on Thursday, 4th December 2025, Envelopes must be sealed and marked "**Offer for Land at Heydon Hill**". Alternatively you can submit by e-mail to martyn.venner@gth.net.
2. The Vendor does not undertake to accept the highest or any offer.
3. Any offer shall be for a definite fixed sum and not referable to any other offer.
4. All offers will be subject to contract.

Land at Heydon Hill, Taunton

I/We the undersigned hereby offer to purchase the **Land at Heydon Hill**, as a whole as described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

I/We the undersigned hereby offer to purchase **the Lot 1 Land at Heydon Hill** as described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

I/We the undersigned hereby offer to purchase the **Lot 2 Land at Heydon Hill** as described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

DATED this day of 2025

SIGNED.....

NAME(s) (in block capitals).....

ADDRESS.....

.....POSTCODE.....

TEL NO.....E-MAIL ADDRESS.....

In the event of my/our offer being accepted my/our Solicitor will be:

NAME OF SOLICITOR & FIRM.....

ADDRESS.....

TEL NO.....E-MAIL ADDRESS

Please could you also provide proof of finance.