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01392 680059 | farmagency@stags.co.uk

Land At Newhouse Farm, LOT 6 Kittisford, Wellington, TA21 0SA

A single paddock overlooking the church totalling 6.25 acres

Wellington 5 miles - M5 (J26) 6 miles - Taunton 12 miles

• Pasture Paddock • 6.25 Acres • Road Access • Overlooking Church • Further Lots Available •

Guide price £60,000

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SITUATION

The land at Newhouse Farm is positioned in a fine rural location in Somerset, surrounding the small hamlet of Kittisford which has a parish church. Appley lies one mile to the south with its well respected Globe Inn whilst the village of Stawley, two miles away by road, has a primary school, parish church, village shop and post office.

The town of Wellington is within five miles and offers an extended range of shops, supermarkets and schools up to A Level age and on the outskirts of the town is access to the M5 motorway at Junction 26. The County Town of Taunton is a twelve miles to the east and includes the Somerset County Cricket Ground and rail services to London Paddington.

DESCRIPTION

LOT 6 - LAND AT NEWHOUSE FARM

LOT 6 is a single, level paddock with road frontage on its southern boundary. The land totals 6.25 acres (2.53 hectares) and has direct road access and overlooks the church.

FURTHER LAND AVAILABLE

There are a further four land lots available to purchase, as shown on the land plan. LOT 1 is a barn for conversion to a residential dwelling.

SERVICES

LOTS 6 - Mains water available.

ACCESS

LOT 6 has access to a council maintained road.

TENURE & POSSESSION

The property is owned freehold and is available with vacant possession upon completion.

BASIC PAYMENT SCHEME (BPS)

There are no BPS entitlements available with the land.

LOCAL AUTHORITY

Taunton Deane Borough Council, The Deane House, Belvedere Rd, Taunton, Somerset, TA1 1HE. Telephone: 01823 356356. (www.taundondeane.gov.uk).

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 agreements in respect of any electricity or telephone poles, wires, stays, cables, etc, or water or drainage pipes, etc either passing upon, over or under the property. The property is also sold subject to and with the benefit of any public or private rights of way or bridleways, etc.

PLANS & BOUNDARY FENCES

A plan, which is not to scale, and is not to be relied upon is attached to these particulars. Purchasers must satisfy themselves by inspection or otherwise as to its accuracy.

VIEWING

Viewings for all lots is strictly by appointment with Stags (01823 662822 or 01392 680059).

DIRECTIONS

From junction 26 of the M5 motorway follow the signs to Wellington and at the roundabout

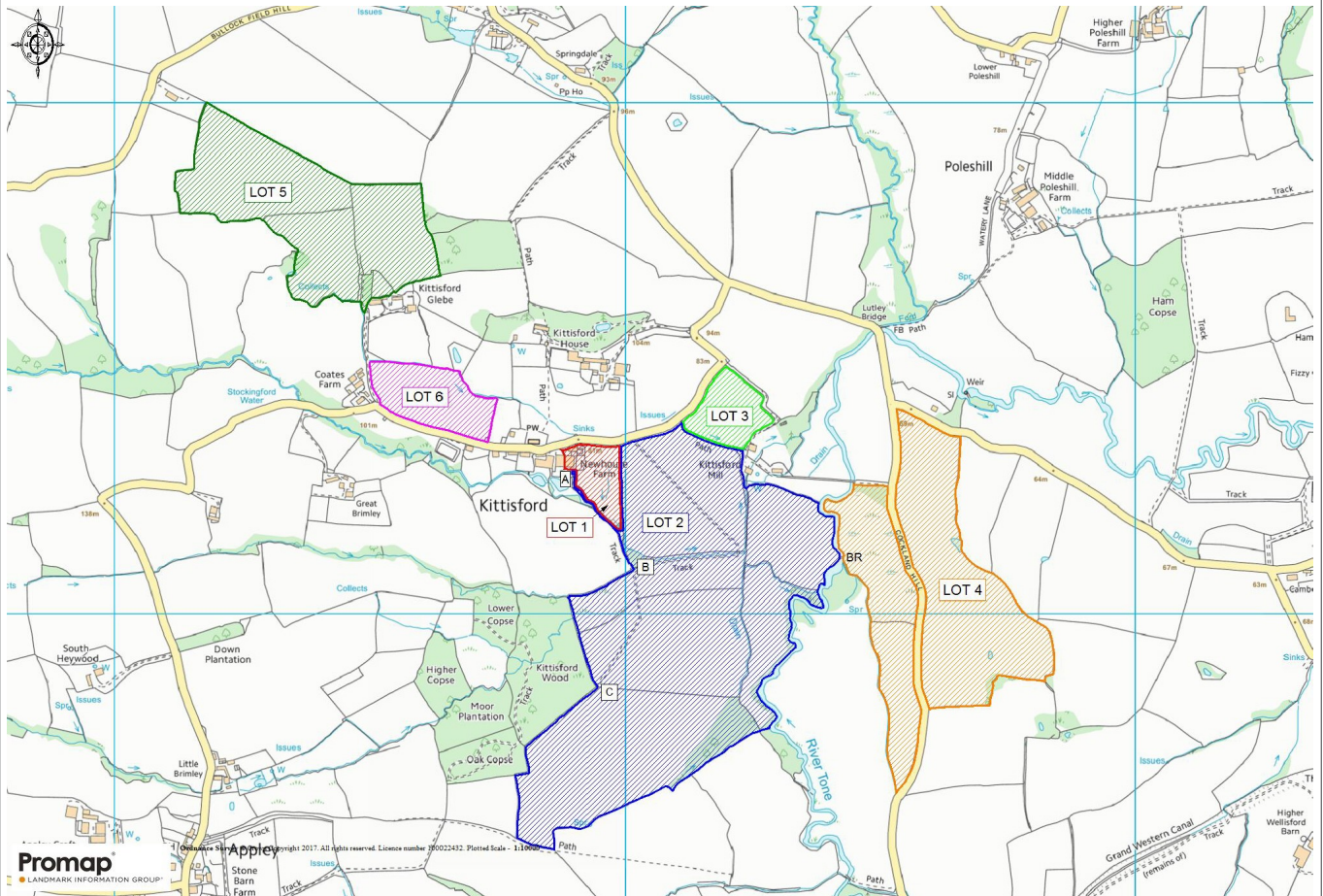
with the A38 take the first exit signposted Exeter and continue along the A38 (Wellington Bypass) for approximately 2.5 miles. At the roundabout at the end of the Wellington Bypass bear left and continue along the A38 passing The Beambridge Inn and continue to the top of Whiteball Hill. Turn right signposted Holcombe Rogus, Greenham and follow this road through the village of Greenham crossing the River Tone and on entering Appley turn right before the school going past the Globe Inn and follow the road down to Kittisford Church. From here, please refer to the land plan for the specific location of each lot.

WARNING

Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DISCLAIMER

These particulars are guide only and are not to be relied upon for any purpose.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
Tel: 01392 680059
Email: farmagency@stags.co.uk