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## Land At Fitzhead, Fitzhead Taunton, TA4 3LA

A productive field of pasture land extending to approximately 13.2 acres. For Sale by Informal Tender.

Halse 2 Miles, Milverton 2 Miles, Wiveliscombe 3 Miles, Taunton 9 Miles

- Approximately 13.2 Acres • Currently Laid to Pasture • Central Pond surrounded by Woodland • Good Road Access • Mains Water • Superb South Facing Position • Outstanding Views • For Sale by Informal Tender •

**Guide price £125,000**

Cornwall | Devon | Somerset | Dorset | London

## Situation

The land is situated just off the centre of the village. The neighbouring villages of Halse and Milverton are both 2 miles away. Wiveliscombe is approximately 3 miles away and Taunton the county town of Somerset lies approximately 9 miles to the south east.

## Description

The land comprises a productive single field of pasture extending to 13.2 acres and offers wonderful views over the surrounding countryside. In the middle of the field, there is a pond, surrounded by a number of mature trees. The land is gently sloping and south facing with good road access via two separate entrances. The land is surrounded by mature hedgerows and fencing.

## Services

There is Mains Water connected to the land.

## Plans & Boundary Fences

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

## Wayleaves & Rights of Way

The land is sold subject to and with the benefits of any Wayleave agreements and public or private rights of way that may affect it. A public footpath runs through the land.

## Method of Sale

The land is to be offered For Sale by Informal Tender with a closing date of Wednesday 12th September 2018 at 12 Noon.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. The property is elected for VAT and will be payable in addition to the





purchase price at the current standard rate.

### Tenure & Possession

The land is sold as freehold and is available with vacant possession on completion.

### Local Authority

Taunton Deane Borough Council-

Telephone: 01823 356356

Website: [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk)

### Sporting & Mineral Rights

Both are included in the freehold.

### Viewing

The land can be viewed during daylight hours with particulars in hand.

### Directions

From Taunton proceed in a north westerly direction on the B3227 towards Wilveliscombe. Proceed through Norton Fitzwarren and High Common and look for the rights right for Fitzhead 2 Miles. Take the turning and proceed along this road

for approximately 1.5 miles and until you see the sign right towards Fitzhead. Proceed into the village and take the first turning on the left. Follow this road through the S-Bend and proceed out of the village to the T-Junction. Turn right where the land can be identified on you right hand side identified by a Stags For Sale board.





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