



Churchstanton Gathering Grounds , Churchstanton, Taunton, Somerset TA3 7RN

A diverse nature reserve including open grazing land,
wooded areas, rush pasture and streams with a pole barn

Churchinford 1.1 miles - Hemyock 4.3 miles - Taunton 9 miles

• Natural Farm Land • 12.59 Acres (5.10 Hectares) • Direct Road
Access • An Abundance of Natural Water • Diverse & Historic Habitat • For
Sale by Private Treaty • FREEHOLD

Guide Price £110,000

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SITUATION

The land is situated in the heart of the Blackdown Hills Area of Outstanding Natural Beauty (AONB), within the parish of Churchstanton and 1.1 miles to the west of Churchinford. The village of Hemyock lies 4.3 miles to the west and sits on the River Culm with the towns of Taunton and Wellington both 9 miles away to the north.

HISTORY & DESCRIPTION

The name, 'The Gathering Grounds', comes from when the land was purchased in the 1950's by the waterboard for the thousands of litres of water that spring from every part of the land all year round. Sadly, even after putting in a sewage works for the surrounding properties, the water could not be purified sufficiently for drinking water, both waterworks were abandoned and the land began to reclaim itself. Now every property has it's own treatment and the river runs clear enough for the watercress to grow.

The land extends to approximately 12.59 acres (5.10 hectares) and comprises a mixed area of open pasture, rush pasture and wooded areas with streams flowing through and is an idyllic nature reserve, managed mainly by hand and with the grazing of Riggitt Galloway cattle.

There is a POLE BARN (approximately 12m x 6m) which is used for storage (non-livestock) and there are three separate points of access into the land.

The land includes steep flintstone and greensand banks, silty, welly deep bogs and fens full of tussocks. During the spring months the bluebells will carpet every dappled spot and Early Dog Violets, Cuckoo Flowers and King cups will then give way to Cut Leaved Cranesbill, Bird's foot Trefoil and orchids, then it's ragged robin, Knapweed, yarrow and Devil's Bit Scabious. All these in large part to the gentle grazing of a small herd of cattle, who keep the grasses from felting an impenetrable layer of thatch.

SERVICES

There are no mains services connected to the land. Natural water is available from springs and streams.

ACCESS

There is direct access from the public highway at two points: a gate on the northern boundary and a gate on the western boundary.

There is also a right of access (at all times and for all purposes) over a neighbour's paddock on the southern boundary (10 foot wide).

METHOD OF SALE

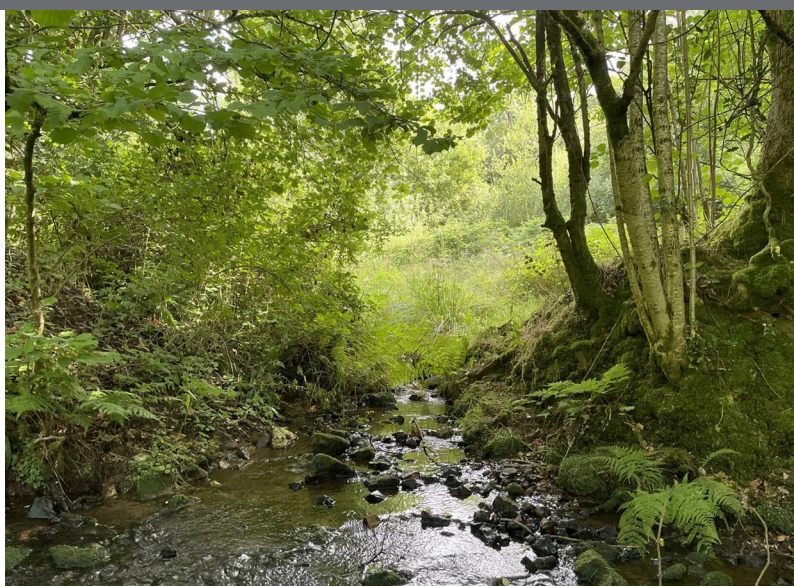
The land is offered for sale by private treaty, as one lot.

TENURE

The land is owned freehold and is registered on the Land Registry.

DESIGNATIONS & LAND MANAGEMENT

The land is within the Blackdown Hills AONB and is not within a Nitrate Vulnerable Zone (NVZ).



The land is managed within a Higher Level Scheme.

COVENANT

There is a historic restrictive covenant on the land which states that the land must only be used as a nature reserve.

PLANNING

Planning consent was approved for the erection of an agricultural building for storage of machinery, winter feed and hay, cattle handling equipment and cattle crush on 26th November 2020 (Reference: 10/20/0019/AGN).

LOCAL AUTHORITY

Somerset Council (Somerset West and Taunton).

SPORTING AND 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 agreement and any public or private rights of way that may affect it.

There are no public rights of way passing through the land.

BOUNDARY PLAN

A plan which is not to scale, is included with these sale particulars for identification purposes only.

VIEWING

Viewings are strictly by prior appointment with Stags. Please call 01823 256625 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From the centre of Churchinford, proceed towards Hemyock on Red Lane. Continue to the crossroads and continue straight across towards Hemyock. After 0.25 miles take the right fork (unsuitable for heavy goods vehicles) and the entrance gate into the land will be found on the right after 0.3 miles.

WHAT3WORDS

/// riches.worms.mailings

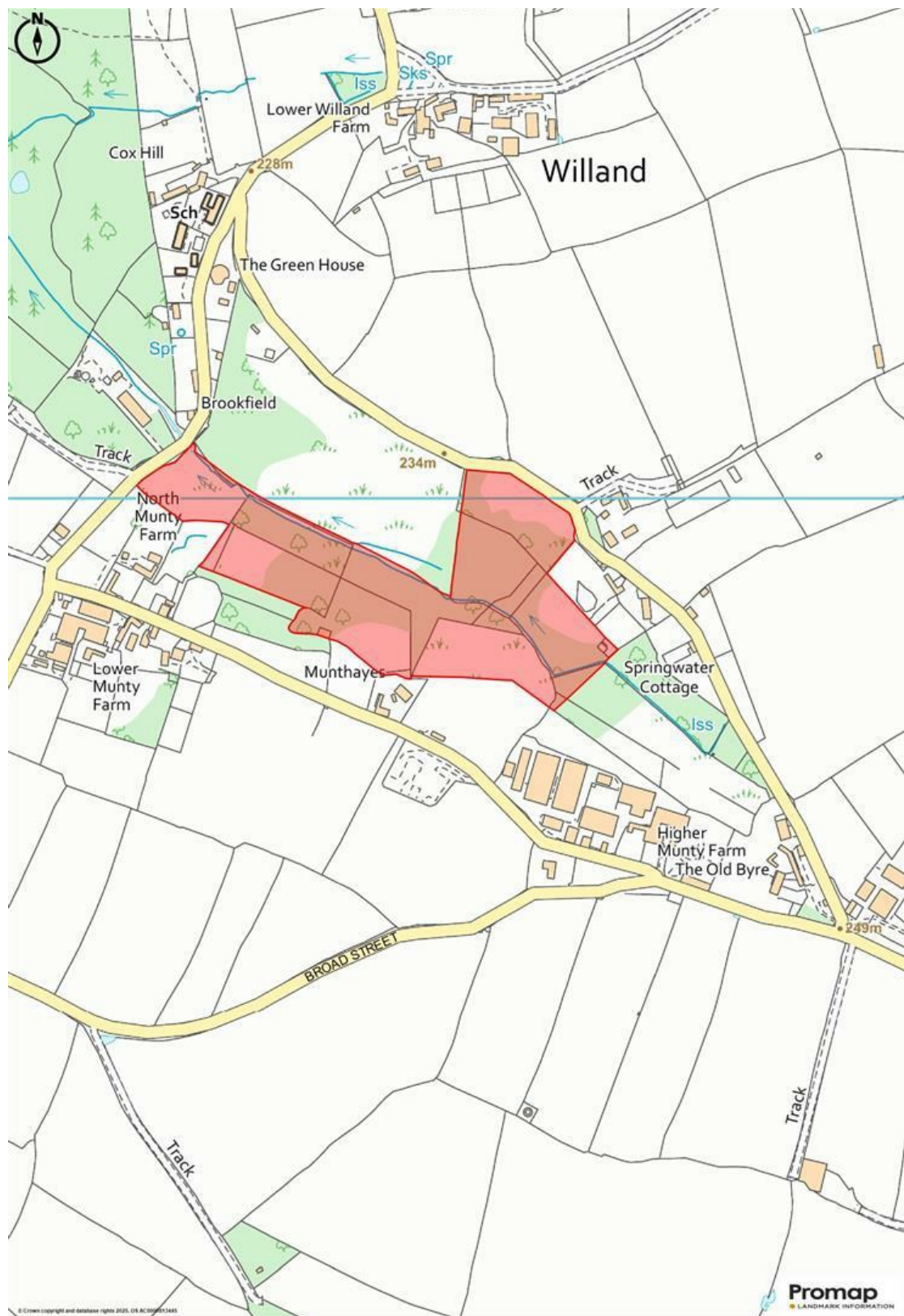
DISCLAIMER

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

WARNING

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





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.