



Land at Langford Budville

WELLINGTON, SOMERSET

Carter Jonas

LAND AT LANGFORD BUDVILLE WELLINGTON SOMERSET

21.32 acres of productive pasture and arable land.

The land comprises two enclosures of pasture and arable land situated between Langford Budville and Runnington. The land is offered for sale as a whole or in two separate lots.



LAND PLAN

- LOT 1
- LOT 2

Carter Jonas



21.32 ACRES
8.63 HA

Divided between two enclosures
of 10.25 acres and 11.07 acres

LOCATION

The land is situated between the village of Langford Budville and the hamlet of Runnington. Wellington is within easy reach, about two miles to the south, with easy access to the motorway at Junction 26 of the M5.

THE LAND

Lot 1
Lot 1 comprises a single pasture enclosure which was reseeded in autumn 2020. The field extends to 11.07 acres and has direct road access from the adjoining road on the south western boundary.

Lot 2
Lot 2 comprises a single arable enclosure extending to 10.25 acres with direct road access from the adjoining road on the south western boundary.



METHOD OF SALE

The land is offered for sale in up to two separate lots by private treaty.

Lot 1 is offered for sale with a guide price of £130,000.

Lot 2 is offered for sale with a guide price of £120,000.

TENURE & POSSESSION

The freehold of the property is offered for sale with vacant possession available upon completion.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and entitlements will be transferred to the purchaser following completion.

OVERAGE

The land will be sold subject to an overage clause. Should permission be granted for non-agricultural, non-equestrian or non-horticultural uses within a period of 25 years from completion of the sale, the vendors will be entitled to 20% of the uplift in value as a result of the permission being granted.

HEALTH & SAFETY

Potential purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of livestock and machinery which may be present at the time of inspection, as well as potentially uneven and slippery surfaces.

VIEWINGS

Potential purchasers can view the land at reasonable daylight hours with a set of these particulars in hand, after informing the agents, Carter Jonas, on 01823 428590.

DIRECTIONS

Heading towards Wellington on the B3187 from Milverton, turn right about one mile outside of Wellington, signed to Runnington. Follow this road for a short distance and the land will be found on the right hand side with reference to the sale plan. There are 'for sale' boards on the field gates.



Lot 1: `cookers.branching.unloads`

Lot 2: `removing.plant.technical`



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IMPORTANT INFORMATION

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