

gth



LAND AT NORTON FITZWARREN, TAUNTON, SOMERSET

Land at Norton Fitzwarren

Taunton, TA4 1BY

Taunton 4.1 miles, Norton Fitzwarren 1.3 miles M5 6 Miles

A variety of arable and pastureland, together with a beautiful mature fishing lake and woodland, in all about 91.44 acres

Available as a whole or up to 8 convenient lots.

For sale by informal tender. Tender close
Thursday 16th September at 12 noon

DESCRIPTION

The sale of this land offers prospective purchasers the opportunity to acquire a conveniently situated block of arable and pastureland, together with a fishing lake enjoying excellent road access and frontage. The land is ideally suited to arable or livestock production but also has considerable amenity and leisure appeal or could even provide a carbon or phosphate offset.

In total the land extends to approximately 92.76 acres and is being offered for sale as a whole or up to 8 convenient lots, as detailed within these particulars of sale.

LOT 1 - 24.14 acres (10.16ha) **Guide Price £170,000.**

This Lot enjoys good road access and frontage to the west and south and comprises two enclosures of level and gently sloping arable and pasture land, bounded to the north by a tributary of the river Tone. The land is contained within natural hedgerow boundaries and is shown shaded pink on the attached identification plan.

LOT 2 - 16.33 acres (6.60ha) of productive pasture and arable land, **Guide Price £115,000.**

Situated to the east of Lot 1, this Lot enjoys direct road access to the B2227 to the south and comprises 2 enclosures of arable and pasture land. There is also planning permission granted for the erection of a 60ft x26ft agricultural barn. This Lot is shown shaded green on the attached identification plan.



LOT 3 - Amenity land/orchard, in all about 0.85 acres (0.34 ha).
Guide Price £20,000.

This small parcel of amenity land was once a small orchard and a few fruit trees still remain. The land has direct road access to the B2227 and is ideally suited to an arboretum, allotment or other similar amenity use. This lot is shown shaded scarlet on the attached ID plan.

LOT 4 - Fishing lake and pasture land, in all about 9.61 acres (3.88 ha). **Guide Price £150,000.**

Located to the north of Lot 2 is a delightful fishing lake occupying a private and secluded location at the end of a long private track. The lake is currently stocked with a number of coarse fish and is a haven for wildlife, waterfowl and aquatic plants. The lake is perfect for a private fishery or possible commercial use such as clamping, subject

to the necessary consents. Lot 4 is shown shaded blue on the attached identification plan.

LOT 5 - Cider Orchard in all about 1.51 acres (0.61ha), **Guide Price £30,000.**

This delightful cider orchard is nicely tucked back from the main road and enjoys direct access to Wick Lane. The land is currently stocked with a number of productive cider apple trees and there is a small amenity pond creating a haven for wildlife and with sporting appeal. Lot 5 is shown shaded yellow on the attached ID plan.

LOT 6 - 22.30 acres (9.02ha) of pasture and arable land, **Guide Price £220,000.**

Located to the east of Wick Lane, this Lot enjoys frontage to both the B2227 and Wick Lane and is predominantly level with natural

hedgerow boundaries. The land has arable capabilities and is currently sown to a productive Rye grass. Within is a quarter of an acre spring fed pond, further enhancing the amenity and conservation appeal. Lot 6 is shown shaded purple on the attached identification plan.

LOT 7 - 6.25 acres (2.53ha) of level arable land. **Guide Price £65,000.**

Lot 7 is located to the north of Lot 6 and comprises a single enclosure of level arable land with river frontage. The land is perfect for agricultural, equestrian or other amenity uses and is shown shaded orange on the attached identification plan.



LOT 8 - 10.45 acres (4.23ha) of amenity land and woodland.

Guide Price £65,000.

This Lot is bounded to the east by the West Somerset Steam Railway and enjoys a plethora of streams and rivers, interspersed by a number of ancient water meadows and parcel of natural woodland. This Lot has tremendous amenity appeal and is a haven for wildlife, flora and fauna and ideally suited to those with livestock or conservation interests at heart. Lot 8 is shown shaded red on the attached identification plan.

RESTRICTED USE

All of Lot 4 and parts of Lot 1 & 2, shown hatched on the attached ID plan, can only be cultivated with consent of the Barratt Homes, Bellway Homes and Strongvox consortium. For further information, please contact the selling agent.

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 by 12 noon on Thursday 16th September, marked offers for land at Norton Fitzwarren.

Offers for the property must be as a whole or in Lots as shown on the attached identification plan. All tenders received will be subject to contract and the vendors are not obliged to accept the highest or any other tender.



Viewing

You may view at your leisure. On foot only during daylight hours and please close any gates behind you.

13 Hammet Street, Taunton

Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU210339

BASIC PAYMENT SCHEME

The vendor will be claiming and retaining the basic payment on the land for 2021 and the Purchaser(s) will be required to farm the land in accordance with the cross compliance regulations until the 31st December 2021. Basic Payment Scheme entitlements for the relevant area of land will be included in the sale and the Vendor agrees to use their best endeavours to transfer the entitlements to the Purchaser(s) subject to receiving written instructions. On request of this transfer the Purchaser(s) will be responsible for the Vendors Agents reasonable costs incurred in completing the relevant transfer documents.

OVERAGE CLAUSE

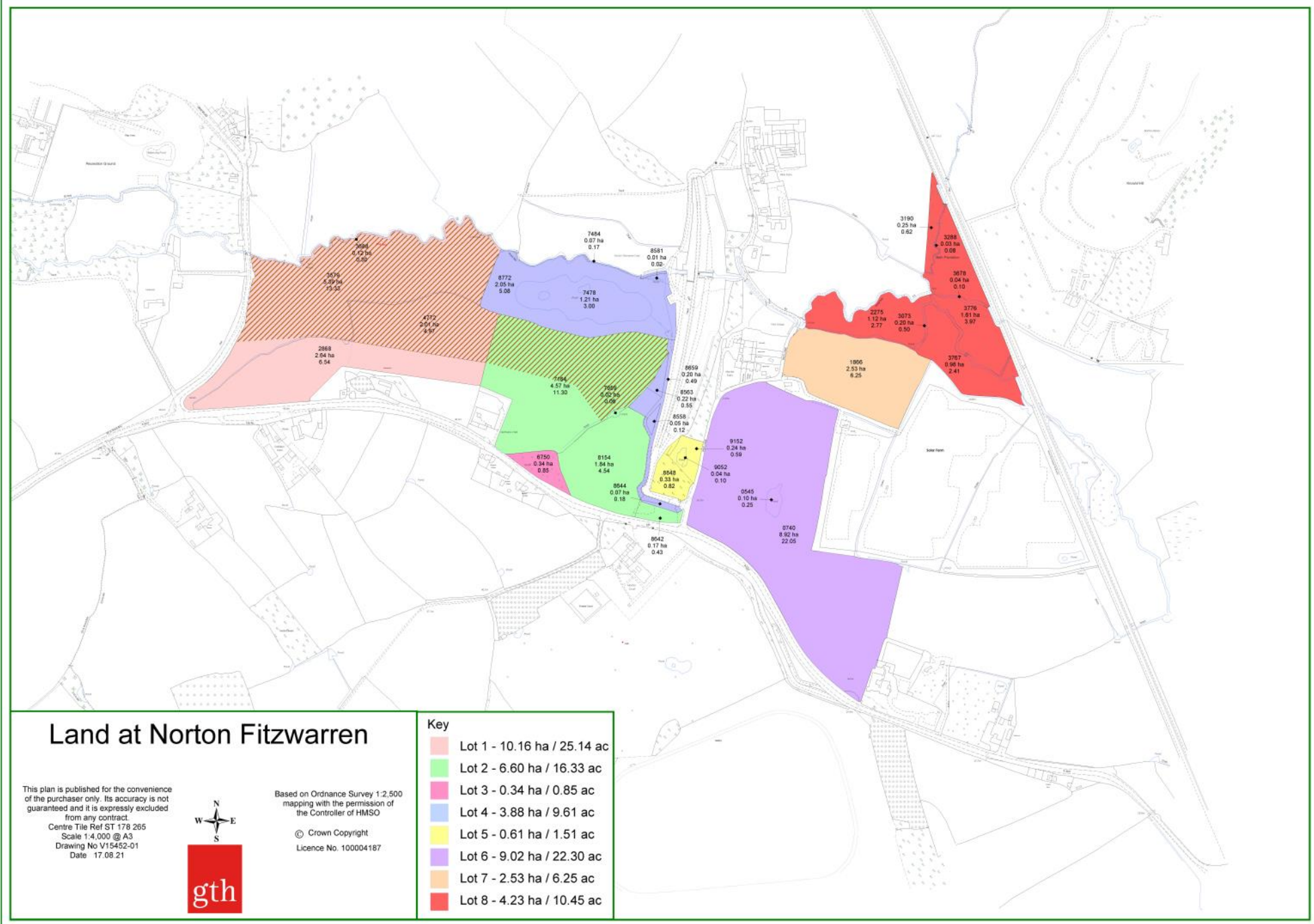
It is the vendors intention to impose an overage clause on Lot 6 and the fields which adjoin the B2227 whereby if in the next 30 years residential or commercial planning consent it obtained the vendor or their successors in title will be entitled to 25% of any uplift in value.

RIGHTS OF WAY, EASEMENTS, ETC

A Public footpath traverses Lots 1, 6 and 7.

The land, as far as required by the Vendor, will be conveyed, subject to all public or private rights of way, easements, and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present





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.



erected on and passing over or under the property and subject to the agreements affecting the same (if any).

Should Lots 6 and 7 go together, then the vendors would be willing to grant a right of access over the dividing track.

SERVICES

Lots 1,4,5,6,7 & 8 benefit from natural watering.

DIRECTIONS

Head west out of Taunton on the A358. At the Cross Keys roundabout turn left towards Norton Fitzwarren, continue through the village, over the railway bridge and the land can be found on the right hand side just after Monty's Lane and Wey House.

WHAT.3.WORDS

For the exact location download the app and enter;

Lot 1 - surely.query.stadium

Lot 2 - pancakes.blip.alpha

Lot 3 - Sympathy.singing.distracts

Lot 4 - recapture.grudging.asleep

Lot 5 - playing.decorated.pint

Lot 6 - printing.described.cabinet

Lot 7 - equity.clipboard.teaching

Lot 8 - producers.surfed.sourced

