



Land at Northalls Farm
Taunton, Somerset, TA3 6RR

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44.74 acres (18.10 hectares) available as a whole or in two Lots as follows:

Lot 1 – 22.50 acres (9.10 hectares) of level arable land.

Lot 2 – 22.24 acres (9.00 hectares) of level to gently sloping arable land.

Guide Price

Lot 1 – £250,000

Lot 2 – £250,000

Freehold

For Sale by Private Treaty

Situation

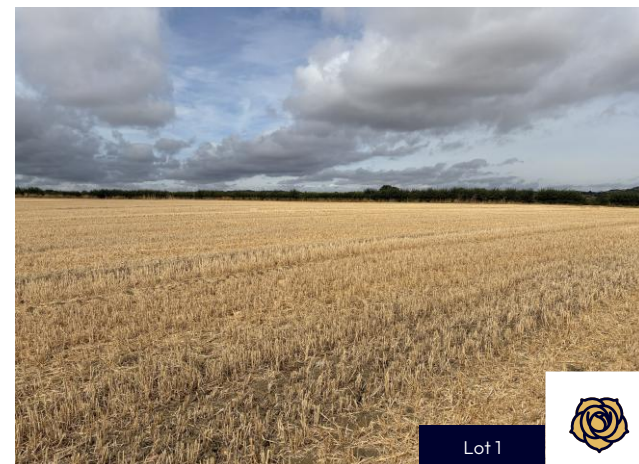
The property is located just west of the village of Isle Abbotts, in south Somerset. The town of Ilminster, lies approximately 6 kilometers to the south, which offers a range of amenities and facilities including independent shops and supermarkets. together with good access links via the A358, A303, and A30. The County Town of Taunton lies approximately 10 kilometers to the north west, providing a comprehensive range of recreational and shopping facilities together with access to the M5 motorway a mainline railway station with direct links to London, Paddington.

Access

Lot 1 and Lot 2 are accessed directly off the public highway through the eastern boundaries.

Tel: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or
o.hutchings@rosevalerural.co.uk



Description

Lot 1 (shaded in pink) comprises approximately 22.50 acres (9.10 hectares) of arable land in one single well shaped enclosure.

The land is level lying, currently cropped in two parts to forage maize and down to winter wheat stubble. The field is accessed through a gateway in the eastern boundary, directly onto the public highway. The boundaries predominantly consist of mature hedges. Lot 2 adjoins Lot 1 to the north and there is an interlinking gateway. The land is classified as being Grade III on the Provisional Agricultural Land Classification.

Lot 2 (shaded in blue) comprises approximately 22.24 acres (9.00 hectares) of arable land in one single well shaped enclosure.

The land is level lying to gently sloping, currently down to winter wheat stubble. The field is through a gateway in the eastern boundary, directly onto the public highway. Access leads onto a stone track which then continues along the southern boundary to third party land to the west. A right of way will be reserved over this stone track for the purposes of access to the land to the west.

There is an old well in the field that used to supply Northalls Farm. This well could be revitalised to provide a water supply. The boundaries of Lot 2 predominantly consist of mature hedges and the land is classified as being Grade III on the Provisional Agricultural Land Classification.

Sporting and Mineral Rights

The sporting and mineral rights so far as they are owned, will be included in the freehold sale.

Overage

The land will be sold with no overage provisions.



Lot 2

Grants and Subsidies

Lots 1 and 2 are subject to a Countryside Stewardship agreement until 31/12/2027 – AB10, SW1 & BE1 in parts. The purchaser(s) will be expected to take these elements on. There is no Sustainable Farming Incentive agreement or any other schemes on any of the Lots.

Services

No mains services, although we are informed mains water is in the village for Lots 1 and 2.

Tenure

All Lots are offered with freehold tenure and will be sold with vacant possession upon completion.

Outgoings and Rights of Way

There are two gas pipes passing through Lots 1 & 2. The land will be conveyed, subject to all public or private rights of way, easements, wayleaves, fibre cables, water and gas pipes passing over or under the property and subject to the agreements affecting the same (if any).



Directions

From the village of Isle Abbotts, head west along Steamalong Lane to the T junction. Turn left at the T junction and both Lots will be found on your right. Lot 1 is opposite the farm entrance to Northalls Farm.

All Lots will be marked with a Rose Vale Rural 'For Sale' Board on the gateways.

Viewings

Viewings are unaccompanied, in daylight hours, with a set of sale particulars in hand. Please leave the gates closed.

What3Words

Lot 1 ///scary.equal.bagpipes

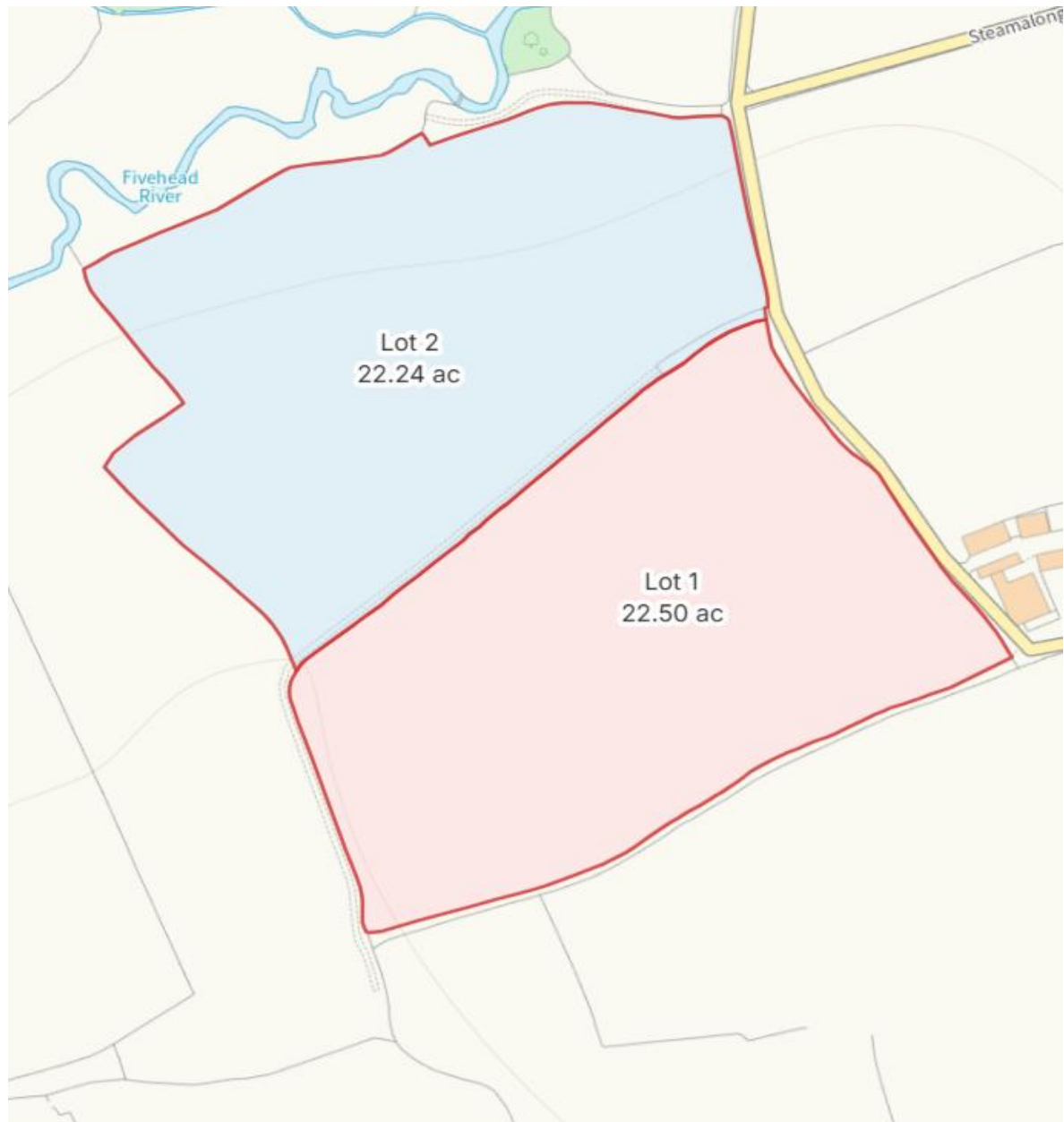
Lot 2 ///irrigate.exhale.bluff

Contact

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Trusted Advisors in **RURAL** Property.

