



Land at Normans Farm (LOT 5) , Ashbrittle, Wellington,
Somerset TA21 0HX

An attractive block of south-facing grass land including
a small area of woodland and access to a stream

Ashbrittle 1.7 miles - Appley 3.2 miles - Wellington 8.5 miles

• Productive Farm Land • 25.99 Acres (10.52 Hectares) • Road
Access • Former Orchard, Woodland & Stream • For Sale by Informal
Tender • Closing Date Thursday 27th August 2026 • FREEHOLD

Guide Price £230,000

01392 680059 | farms@stags.co.uk

SITUATION

The land forms part of Normans Farm which is situated in a fine position, surrounded by open countryside overlooking an attractive valley near to the Somerset / Mid Devon border.

The village of Ashbrittle is about 1.7 miles to the south and Appley is 3.2 miles to the south-east. The town of Wiveliscombe is within 5 miles and Wellington is approximately 8.5 miles to the south-east.

DESCRIPTION

The land extends to approximately 25.99 acres (10.52 hectares) and comprises an attractive block of mostly south-facing grass land with a former orchard and a small area of woodland which adjoins a stream on the southern boundary.

The two larger fields are very gently sloping and include some mature in-field and boundary trees to create a park setting. Adjacent to the southern boundary are 1.15 acres of woodland and a stream.

The higher fields include two productive grass paddocks, a former orchard, an area of woodland and a further grass enclosure for improvement or possibly tree planting.

The land lies at approximately 150 metres above sea level, is classified as Grade 3 and the soils are described as being a mixture of slowly permeable seasonally wet acid loamy and clayey soils and freely draining slightly acid loamy soils.

SERVICES

There are no services connected to the land.

ACCESS

There is direct access to the land from the public highway.

METHOD OF SALE

The land is offered for sale by Informal Tenders. Offers are to be received no later than 12:00 (midday) on Thursday 27th August 2026.

Offers for the whole and part of the land will be considered.

All offers must be received in writing to include evidence of the source of funding. An informal tender form is available from Stags.

TENURE

The land is owned freehold. Vacant possession will be available from the completion date.

LOCAL AUTHORITY

Somerset Council (Somerset West & Taunton).

DESIGNATIONS

The land is not within a Nitrate Vulnerable Zone (NVZ).

SPORTING & MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned, are included with the freehold of the whole farm.



WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

There are two public footpaths passing through the land. The owner of Harts Farm has a right of access over the existing roadway which passes through the land.

BOUNDARY PLAN

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

VIEWING

Strictly by prior appointment with Stags. Call: 01392 680059 or email: farms@stags.co.uk to arrange an appointment.

DIRECTIONS

From Wellington head towards Tiverton on the A38 and after approximately 3.5 miles turn right signposted to Greenham and Appley.

Continue on this road, passing through the village of Greenham and at the next junction (Appley Cross) turn right towards Appley. After 430 yards, just before reaching The Globe Inn turn left towards Stawley and continue for just under one mile and turn left towards Ashbrittle.

Continue for about 500 yards, cross the stone bridge and turn right towards Clayhanger. Follow this road for about 0.75 miles and at Waldron's Cross turn right towards Waterrow. After 0.25 miles, before the road bears sharp right the entrance gate will be on the left,

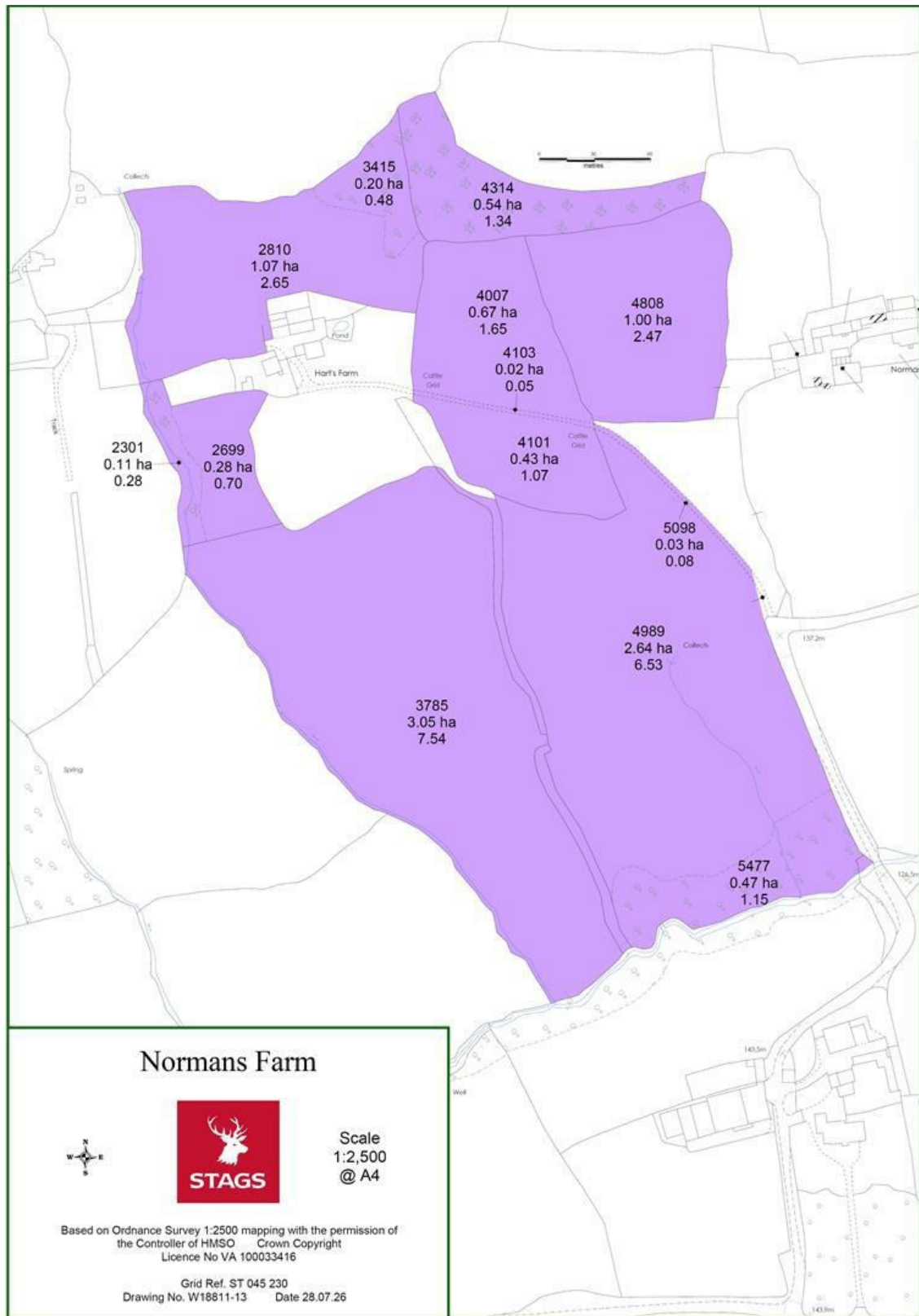
WHAT3WORDS

/// ripples.cheetahs.places

DISCLAIMER

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.





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