



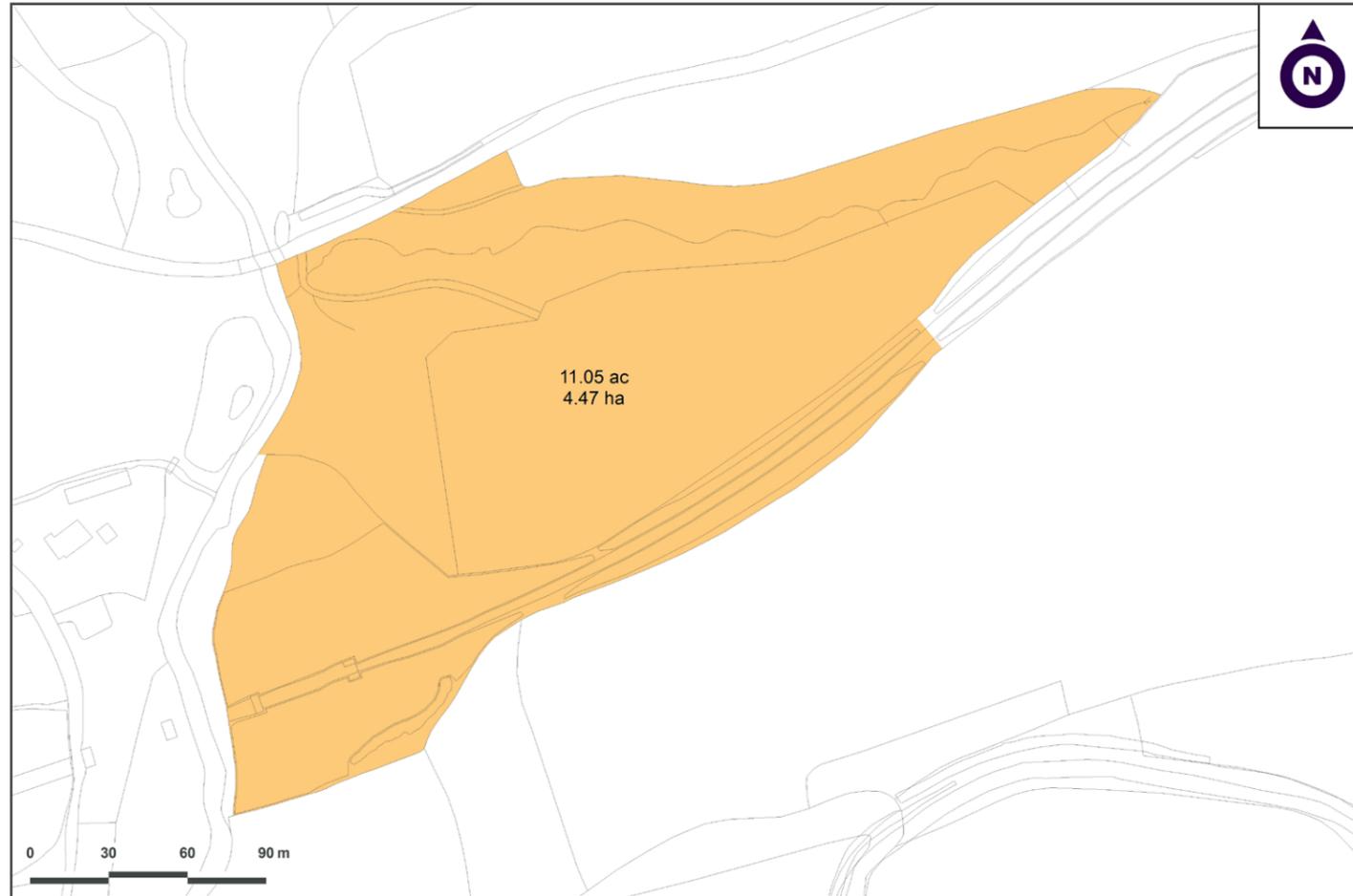
The Hurstone Plantation

| TAUNTON, SOMERSET

| **Carter Jonas**

**THE HURSTONE
PLANTATION
WATERROW
TAUNTON
SOMERSET
TA4 2AZ**

A parcel of 11.05 acres divided between recently planted woodland, more mature and sloping woodland, some of which has frontage to the River Tone, and part of the former Devon and Somerset Railway, including part of the redundant viaduct over the River Tone.



LOCATION

The Hurstone Plantation is located a short distance to the south of Waterrow, about three miles from the small town of Wiveliscombe.

LAND

The land comprises a mixture of recently planted woodland, more mature and sloping woodland, some of which has frontage to the River Tone, with good access from the road. The new plantation is stock fenced. The land includes stone pillars which were constructed in the late 1800s by Brunel to form a viaduct over the River Tone as part of the former Devon and Somerset Railway, which ran from Taunton to Barnstaple. The stone pillars may be suitable for numerous alternative uses, subject to obtaining the necessary consents. There is a substantial quantity of timber which offers opportunities for log production and there is also a redundant mobile home which has been parked on the land for many years. In all the land extends to 11.05 acres.

METHOD OF SALE

The land is offered for sale by private treaty.

TENURE & POSSESSION

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

COUNTYSIDE STEWARDSHIP

The land is entered into two Higher Tier Countryside Stewardship agreements. The more mature woodland is entered into options WD2, comprising woodland improvement, and WB1, comprising the installation of small wildlife boxes. Option WD2 involves coppicing, and thinning of the overstorey. The wildlife boxes have been installed. Payments of £291 per annum are due until the end of 2024 under this agreement. The recently planted woodland is subject to option WD1 with woodland creation maintenance payments of £246 per annum until the end of 2029. The purchaser will be required to take this agreement on from the vendor. Further details are available from the agents.

SERVICES

Historically a ram system was installed to draw water to the land. However, this requires an overhaul since it is not currently in working order.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

There is a public footpath crossing the land, close to the western boundary.

There is a right of way over a short section of track adjoining the road for the benefit of the neighbouring field.

HEALTH & SAFETY

Potential purchasers are requested to take particular care when inspecting the land, especially the former viaduct over the River Tone with a significant drop in height to the ground below with the surrounding woodland being steep. Potential purchasers should 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.

LOCAL AUTHORITY

Somerset West and Taunton
www.somersetwestandtaunton.gov.uk

VIEWINGS

The property can be viewed during daylight hours after informing the agents, Carter Jonas, on 01823 428590.

DIRECTIONS

Heading from Wiveliscombe on the B3227, continue through Waterrow passing the Rock Inn on the right-hand side. As you continue up the hill and around the bend out of Waterrow, turn left signed Bathealton and Stawley. Continue down the hill and over the bridge, turning right onto the parking area which will be found immediately after the bridge.



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TAUNTON

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