



FREEHOLD FOR SALE BY PRIVATE TREATY

36.73 Acres (14.86 Hectares)

WORT WOOD AND PADDOCK

Broomfield, Somerset

Offers Around £240,000 are invited for this property

OS Grid Ref: ST225314 Lat/Long: 51.076203,-3.105729 Nearest Post Code: TA5 2ET
what3words: only.dine.tree

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact Jack Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared February 2025.

LOCATION

Wort Wood and Paddock is located 5 miles north of Taunton, 8 miles south-west of Bridgwater and 19 miles south-west of Burnham-on-Sea. All distances are approximate.

DESCRIPTION

Situated within the Quantock Hill National Landscape (formerly AONB), Wort Wood and Paddock represents an attractive offering to the market featuring commercial conifers, mixed age broadleaves and grazing land.

The conifers, which account for nearly two thirds of the woodland, comprise a mix of circa 1960 Norway spruce, Sitka spruce and Douglas fir alongside Japanese larch and Scots pine.

Broadleaf species include an attractive stand of semi-mature oak with further native broadleaf planting, mostly cherry, taking place in the north of the wood in 2013.

The paddock, which extends to approximately 3 acres, lies to the south-west of the woodland and is suitable for grazing livestock. Consideration could also be given to planting with trees.

Wort Wood is of ancient origin, classified as a Plantation on Ancient Woodland Site (PAWS). This is woodland where trees have been growing continuously since before 1600 AD.

Access can be taken from point X on the sale plan with access into the wood across the paddock. This route was used during the most recent harvesting operations.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. The hunting rights are not owned.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown A-B on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion (subject to the Hunting reservations).

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing including several former copper mines in the west and north of the property.

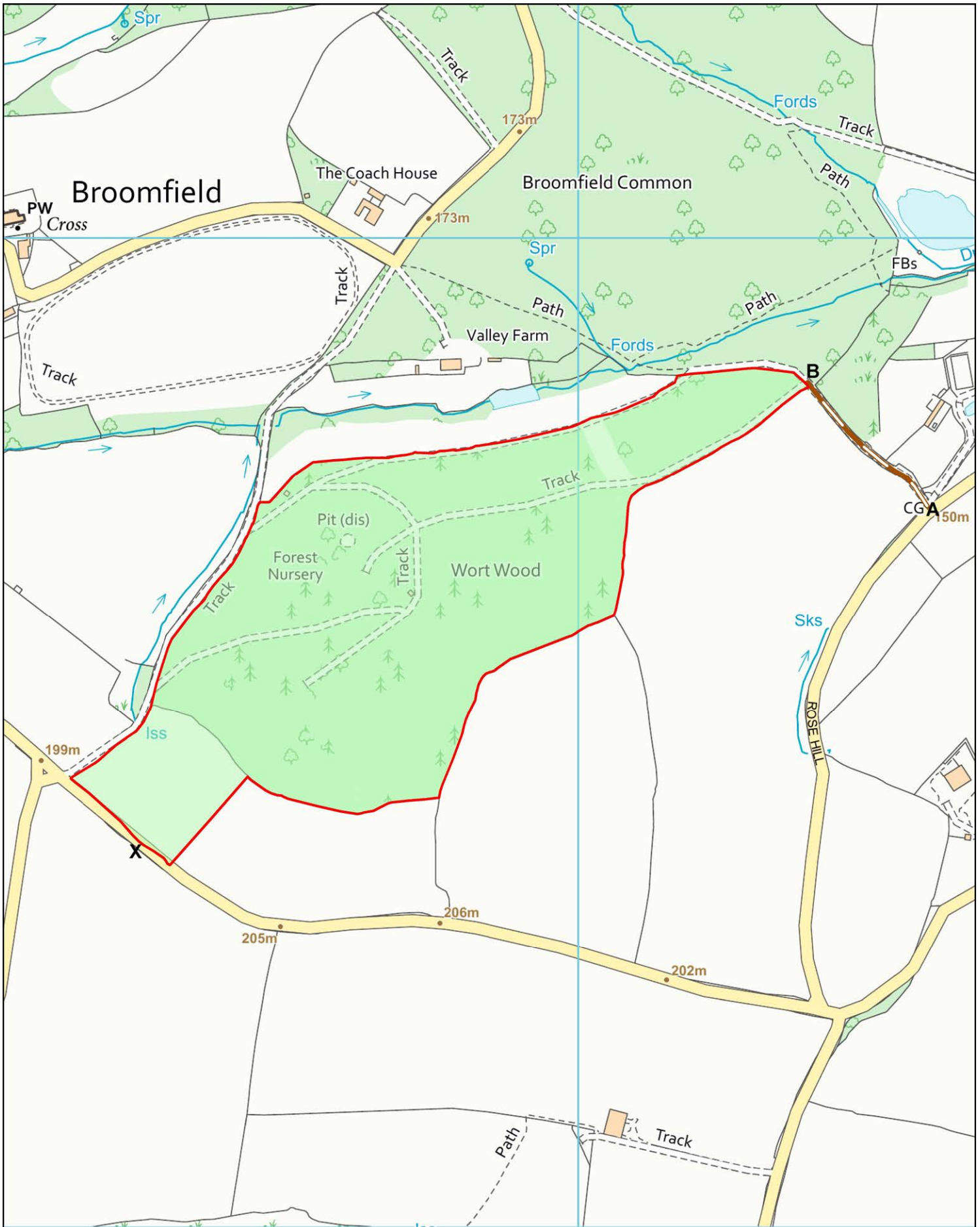
METHOD OF SALE

Wort Wood and Paddock is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Wort Wood and Paddock

Location ST 229 316
 Scale 1:5,000 @ A4
 Drawing No. Y24337-01
 Date 13.02.25



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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