



Land at Wisteria Farm and North Moor

North Newton, Somerset

Carter Jonas

Land at North Moor
and Wisteria Farm
North Newton
Bridgwater
Somerset
TA7 0BT

A parcel of 181 acres of permanent
pasture located in the Somerset
Levels available to let on behalf of
Natural England.

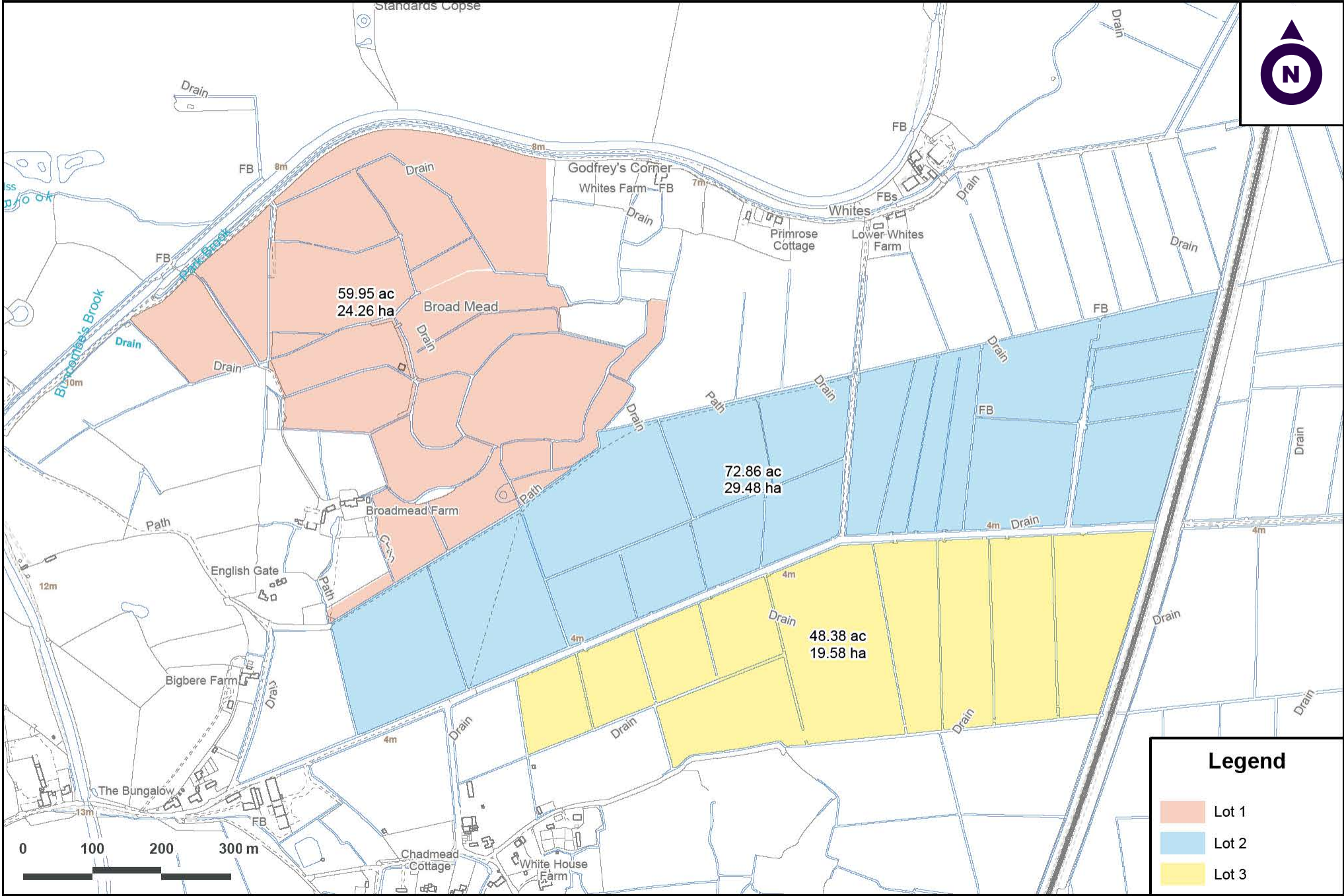
The land is offered in three lots on annual grazing
agreements from 1st May 2025. Tenders due by
midday on Monday 31st March 2025.

Lot 1 totalling 59.95 acres

Lot 2 totalling 72.86 acres

Lot 3 totalling 48.38 acres

Carter Jonas



Lot 1

Lot 1 totals 59.95 acres. The land is permanent pasture and typical of land on the Somerset levels. There is access from the south and also from the north on Church Road.

Lot 2

Lot 2 totals 72.86 acres. A block of permanent pasture moorland separated by ditches with good access from Middlemoor Drove.

Lot 3

Lot 3 totals 48.38 acres. Lying to the south of lot 2, this block comprises larger parcels of permanent pasture separated by ditches also accessed from Middlemoor Drove.



Method of Letting

The land is offered to let by informal tender in three separate lots on an annual grazing agreement to commence 1st May 2025 until 15th October 2025. In addition permission is granted to cut and remove field-dried hay between 1st July and 31st August.

Tenders are sought by midday on Monday 31st March 2025. Tender forms are available from the agents.

Consideration will be given by the Landlords to tenders from new and recent entrants to agriculture.

Land Use

Further details will be available on site specific management arrangements.

Services

There is a mains water connection to lot 1, although the successful tenant may need to carryout some works to the existing connection.

Health & Safety

Potential tenants are required to take particular care when inspecting the land.

Designations

Lots 2 and 3 are within the North Moor SSSI.

Wayleaves Easements & Rights of Way

There is a footpath crossing lot 2.

Local Authorities

Somerset Council
www.somerset.gov.uk

Viewings

Potential tenants may view the land during daylight hours after informing the selling agents, Carter Jonas.

Directions

From J24 of M5 motorway, head west towards Bridgwater/Minehead. At the roundabout, take the first exit towards North Petherton on the A38. Continue through the village of North Petherton. Just before the playing fields, turn left onto Newton Road. Continue into North Newton. Turn left onto Maunsel Road, over the bridge and Wisteria Farm is on the right hand side.



Lot 1: [polices.bank.trio](https://www.what3words.com/p/polices.bank.trio)



Taunton

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