Land At Huntworth,
Huntworth, Bridgwater, TA7 0AH

A predominantly level, productive block of pasture land, extending to 4.63 acres.

Huntworth 0.4 miles Bridgwater 1.7 miles North Petherton 2.4 miles J24 M5 1 mile

• 4.63 Acres • Productive and Level Pasture Land • Direct Road Access • Good Road Links •

For auction Guide Price £45,000 to £55,000
SITUATION
The land lies a short distance to the north of Huntworth in Somerset and approximately 1.7 miles south east of Bridgwater, with J24 being only 1 mile to the south west. The town of North Petherton is 2.4 miles to the south west of the land.

DESCRIPTION
The land comprises a predominantly level, productive block of pasture land, extending to approximately 4.63 acres. Junction 24 of the M5 is less than a mile to the south west of the land, providing direct links to Bristol to the north and Taunton to the south.

ACCESS
Direct access to the public highway.

SERVICES
No mains water supply.

TENURE AND POSSESSION
The land is held freehold and is available with vacant possession on completion.

BASIC PAYMENT SCHEME
Entitlements are excluded from the sale.

METHOD OF SALE
The property will be offered for sale by public auction (unless sold prior). The vendor reserves the right to withdraw or alter the property for sale prior to the auction.

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an auction.

There will be a requirement all bidders to provide two forms of identification consisting of a photo identification, such as a passport or current driving license and secondly proof of address, such as a recent utility bill or bank statement.

AUCTION DATE AND VENUE
Thursday 26th July 2018 at 15:00. Taunton Racecourse, Orchard Portman, Taunton, Somerset, TA3 7BL.

DEFINITION OF AUCTION GUIDE AND RESERVE
- Guide price(s) are an indication of the seller’s expectation.
- Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.
LEGAL PACK
Copies of the legal pack and special conditions of sale should be obtained from the sellers solicitors. It is the purchasers responsibility to make all necessary enquiries prior to the auction.

BUYERS ADMINISTRATION FEE
The successful purchaser(s) will be liable to pay a Buyers Administration Fee of £300 (inc VAT) payable to the Selling Agents upon exchange of contracts.

SOLICITOR ACTING
Annie Martyn, Burges Salmon, One Glass Wharf, Bristol, BS2 0ZX. Email: Annie.Martyn@burges-salmon.com. Tel: 01179 392285. N.B. Please email to request the legal pack.

COMPLETION DATE
The completion date will be as dictated by the solicitor.

LOCAL AUTHORITY
Sedgemoor District Council. Tel: 0300 303 7800 / customer.services@sedgemoor.gov.uk

SPORTING & MINERAL RIGHTS
The sporting and mineral rights insofar as they are owned are included with the freehold.

PLANS & BOUNDARY FENCES
The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. There is a public footpath that crosses the land.

VIEWING
Viewing is strictly by prior appointment only. Please contact Stags Taunton Office (01823 256625 or email: taunton@stags.co.uk) to arrange an appointment.

WARNING
Land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of farm buildings and livestock.

DIRECTIONS
From Junction 24 of the M5, take the exit leading to Huntworth and the Boat and Anchor Inn (M5 Southbound: 1st exit, M5 Northbound: 3rd exit). Following the road around to the left, head north east on Huntworth Lane for approximately 1 mile. Once through the village of Huntworth, the road veers sharply around to the left and follows the canal. The land is located on the left hand side before this turn.

WEB FIND REFERENCE
95340

DISCLAIMER
These particulars are a guide only and are not to be relied upon for any purpose.