



## LAND OFF ELMWOOD AVENUE

Bridgwater, Somerset, TA6 6AL

**Guide Price £80,000**

**Tamlyns**



# PROPERTY DESCRIPTION

## Description

Two attractive enclosures of permanent pasture land, approximately 9.29 acres (3.76 ha) in Bridgwater off Elmwood Avenue (at the corner of Hamp Street). The land offers potential for a number of end uses including agriculture, equestrian and amenity, subject to gaining the necessary consents.

## Situation

The land is situated off Elmwood Avenue to the south west of the centre of Bridgwater. The land sits within close proximity to Sedgemoor Market Centre, at Junction 24 of the M5.

## The local area\*

0.6 miles – Bridgwater (centre)

2.4 miles – M5 Junction 24

11.0 miles – Taunton

\* Distances are approximate & sourced from Google Maps

## Local Authority

Sedgemoor District Council. | Tenure: Freehold

TO ARRANGE A VIEWING OR FOR FURTHER  
INFORMATION ON THIS PROPERTY PLEASE CONTACT  
OUR SALES TEAM

**01278 458 241**

[agricultural@tamlyns.co.uk](mailto:agricultural@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Description

Two attractive enclosures of permanent pasture land, approximately 9.29 acres (3.76 ha) in Bridgwater off Elmwood Avenue (at the corner of Hamp Street). The land has the benefit of a further vehicular access by a right of way over land at Devon Cottage, adjacent to the canal tow path. The land may be suitable for agricultural, amenity, equestrian or other uses subject to any necessary consents.

## Services

Potential purchasers are advised to make their own enquires as to the availability of any services.

## Stewardship Agreements & Restrictions

The land is not currently entered into any form of Stewardship or Management Agreement and is, therefore, free of any restriction on the land.

## Conditions of Sale

The land is sold with an uplift clause, for any future development other than agricultural. Charged at 30% for the next 25 years.

## Viewings

The land may be viewed at any reasonable time. The selling agents will be pleased to meet any interested parties on site by prior arranged appointment on 01278 458241 (option 1) or email [agricultural@tamlyns.co.uk](mailto:agricultural@tamlyns.co.uk)

## Sporting & Mineral Rights

We understand that any sporting and mineral rights are held in hand and will be transferred with the sale of the land.

## Wayleaves, Easements & Rights of Way

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which do exist at the time of sale whether they are mentioned in these particulars or not.

## Tenure

The land is of freehold tenure, the land maybe be subject to an existing grazing licence agreement.

## Rights of Way

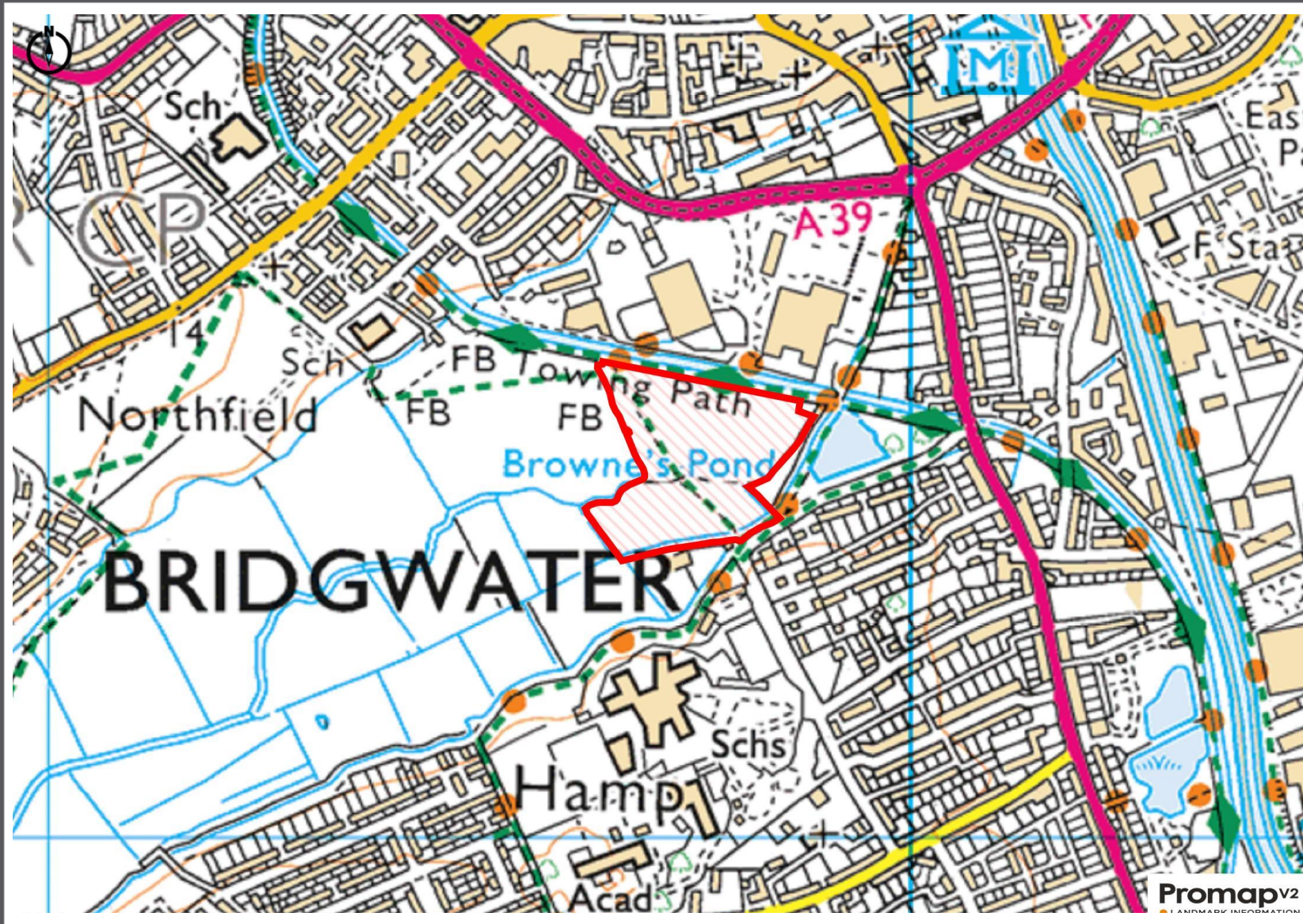
There is a single public footpath that crosses through the fields.

## Location

From Bridgwater turn off the A38 (Taunton Road) onto Elmwood Avenue. Proceed along here until you reach a corner with a cottage on the right hand side, the road will become Hamp Avenue at this point. The land can be accessed via the public footpath at this point.



# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

Tamlyns

