

LOT 1



BROADFIELD FARM

Middlezoy, Bridgwater, TA7 0NS

FOR SALE BY ONLINE AUCTION ON THURSDAY 15TH APRIL 2021

Auction bidding opens at 8am with lots closing from 5pm at intervals

Tamlyns

PROPERTY DESCRIPTION

Description

The farm is available in seven lots and amounts to 60.98 acres (24.672 hectares), to include a detached Agricultural Workers Bungalow (subject to A.O.C), agricultural buildings and land of grade I, II & III quality.

Situation

The farm is located in open rural countryside, located off Langport Road, between the villages of Middlezoy and Othery. The town of Bridgwater is 6.5 miles to the north-west, with good road connections to nearby towns, Taunton and Glastonbury.

The local area*

6.5 miles – Bridgwater

10.0 miles – Glastonbury

13.5 miles – Taunton

* Distances are approximate & sourced from Google Maps

Local Authority

Sedgemoor District Council. | Council Tax Band: C | EPC Rating: D.

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



PROPERTY DESCRIPTION

Lot 1 (Red) - Guide £250,000 - £350,000 (Closes 5pm)

Three bedroom bungalow, set in 1 acre of garden and land, offering potential to extend, subject to gaining the necessary consents. The bungalow is subject to an Agricultural Occupancy Condition (A.O.C).

Lot 2 (Green) - Guide £150,000 - £250,000 (Closes 5:30pm)

Range of agricultural buildings and paddock, extending to a total of 6.34 acres (2.564 hectares). Offers potential for a variety of uses, subject to gaining the necessary consents.

Lot 3 (Purple) - Guide £180,000 - £230,000 (Closes 6pm)

Totalling 21.68 acres (8.772 hectares) of productive land, in 4 parcels, currently laid to grass. There is an electricity wayleave crossing the land, with Western Power Distribution. Benefiting from two direct road accesses off the A361, running along the eastern boundary.

Lot 4 (Dark Blue) - Guide £75,000 - £150,000 (Closes 6:30pm)

Single parcel of agricultural land, amounting to 8.73 acres (3.533 hectares). Currently laid to grassland, historically been in arable cultivations. There is direct road access from Oliver's Road, running along the northern boundary.

Lot 5 (Light Blue) - Guide £75,000 - £150,000 (Closes 7pm)

Consisting of single parcel 8.01 acres (3.254 hectares) of agricultural land. At present grassland, previously been used in arable production. Direct access from Oliver's Road to the northern boundary.

Lot 6 (Orange) - Guide £100,000 - £125,000 (Closes 7:30pm)

Situated at the corner of Oliver's Road and the A372, between Westonzoyland and Othery, extending to approximately 11.51 acres (4.658 hectares) of agricultural land. The field benefits from two road side boundaries. There is a public footpath, following the eastern and southern field boundaries.

Lot 7 (Yellow) - Guide £15,000 - £20,000 (Closes 8pm)

Land off Ricksmead Drove, approached by Holloway Road. The land amounts to a single parcel of 3.75 acres (1.517 hectares) pastureland. There is an electricity pylon in the field.

Lot closing times are approximate.

Tenure

All of the land is sold with freehold interest, benefiting from vacant possession upon completion. The land is occupied tenancy until the 1st April 2021.

Soil Type

The land is mostly level in topography and is classified as Grade I & II under the DEFRA land classification map. Except lot 7 which is grade III.

Services

Lot 1 & 2 have mains water and electricity. Lots 3, 4, 5 & 6 currently benefit from mains water, please see conditions of sale.

PROPERTY DESCRIPTION

Basic Payment Scheme

Land previously has been registered with the Rural Payments Agency, there are no entitlements offered with the sale of this land. Potential purchasers are advised to make their own enquires.

Wayleaves, Easements and Rights of Way

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

Viewing

Lots 1 & 2 strictly by appointment only. **Lots 3 – 7** can be viewed at any reasonable time of day, strictly on **foot only**. To arrange a viewing, please ring Tamlyns on 01278 458241 (option 1) or email agricultural@tamlyns.co.uk.

Sporting & Mineral Rights

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

Method of Sale

The lots are being offered for sale by Online Auction on Thursday **15th April 2021 auction bidding opens at 8am, with lots closing from 5pm at intervals.** *(Unless sold prior to auction)*

Auction Times (Approximate)

Lot 1	8am – 5pm	Lot 5	8am – 7pm
Lot 2	8am – 5:30pm	Lot 6	8am – 7:30pm
Lot 3	8am – 6pm	Lot 7	8am – 8pm
Lot 4	8am – 6:30pm		

Conditions of Sale

The property is being sold subject to the Common Auction Conditions, the General Conditions of Sale for Online Unconditional (Immediate Exchange) Property Auction and all Legal Documentation. Accordingly, on fall of the electronic gavel, the successful bidder is under a binding contract to purchase the property.

Within Six Months of Completion

The purchaser of **lot 2** will be required to provide **lot 1** with a separate mains water supply. The purchaser of **lot 3**, if different to **lot 2**, will be required to disconnect the mains connection between **lots 2 & 3**. The purchasers of **lots 4 & 5**, if different to the purchaser of **lot 6**, will be required to disconnect the mains water connection to **lot 6**.

Legal Pack

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendor's solicitors, for which there may be a charge. Potential purchasers are deemed to have made all necessary enquires and purchase with full knowledge of the content of the legal pack.

PROPERTY DESCRIPTION

Registration

Tamlyns requires all bidders who wish to bid at the Auction to register online beforehand. A fixed Bidder's Registration Fee of **£3,000** including VAT must be paid upon registration, comprising a **£2,100** contribution towards the deposit plus the Auctioneers' Buyer's Administration Charge of **£900 (£750+VAT)**.

The Registration Fee is retained by Tamlyns at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders.

To register online to bid for this property please visit; www.tamlynsprofessional.co.uk/land-and-property/

Money Laundering Regulations

As part of the Online Registration process before prior approval to bid is granted, all prospective bidders will be asked to provide proof of identity. Acceptable documents include: Passport, Driving Licence or Birth Certificate (at least one photo ID) as well as Council Tax or utility bills. Further guidance will be provided at Online Registration.

Deposit

On conclusion of the auction, the successful bidder(s) will be required to pay the solicitor acting for the vendor a deposit of 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration, within 24 hours of the fall of the electronic gavel. Please contact the solicitors direct prior to the Online Auction to confirm a suitable method of payment.

Solicitors

Hannah Jones - Pardoes, West Quay House, Bridgwater, TA6 3EU
hannah.jones@pardoes.co.uk | 01278 457891

Directions

From Bridgwater head east out of the town, towards Westonzoyland along the A372. Carry along this road for approximately 6 miles, passing the village of Middlezoy. The farm will be on your left hand side, half a mile after the village. **Lots 1 & 2** will be found here, directly off the A372.

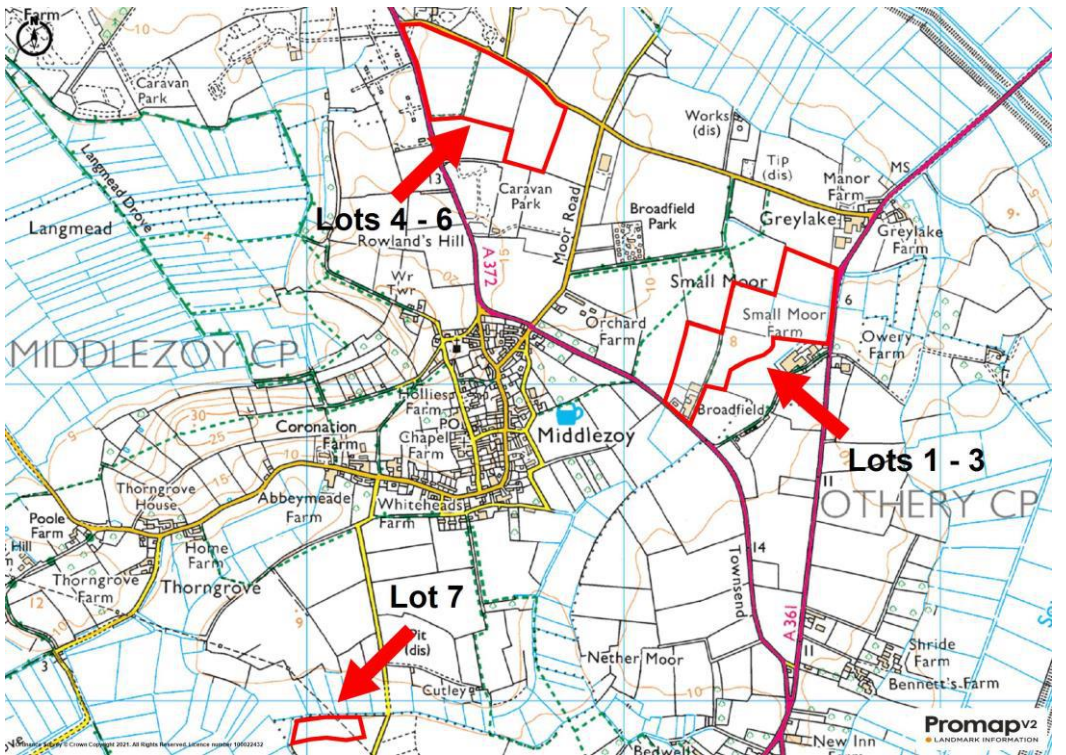
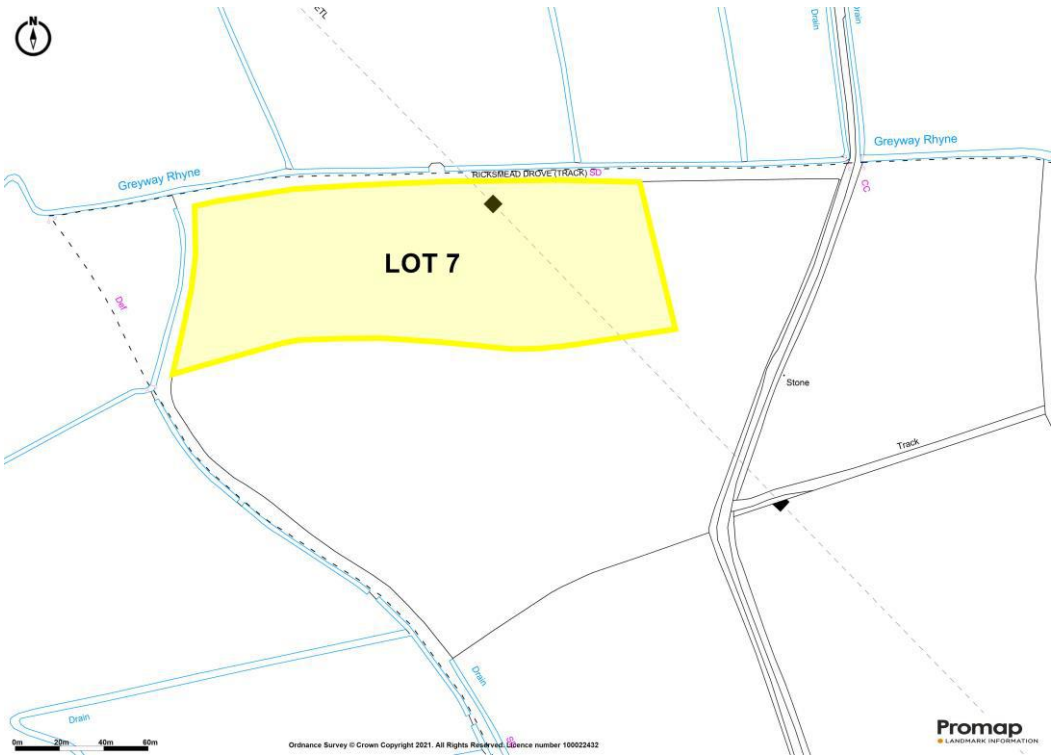
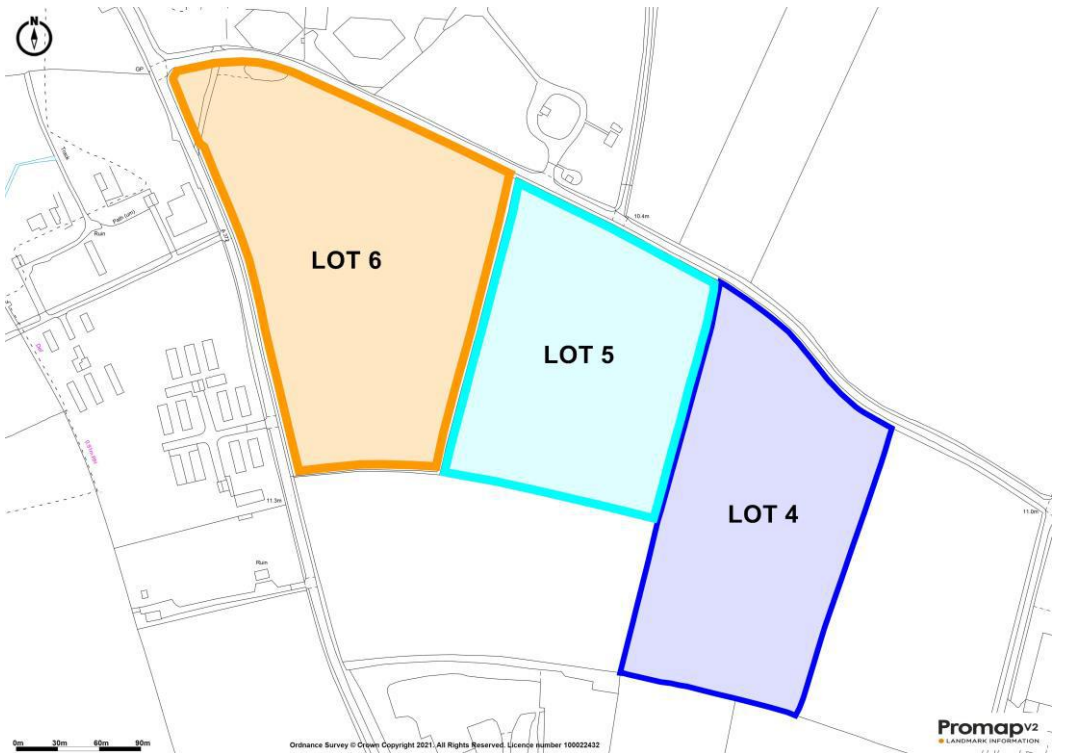
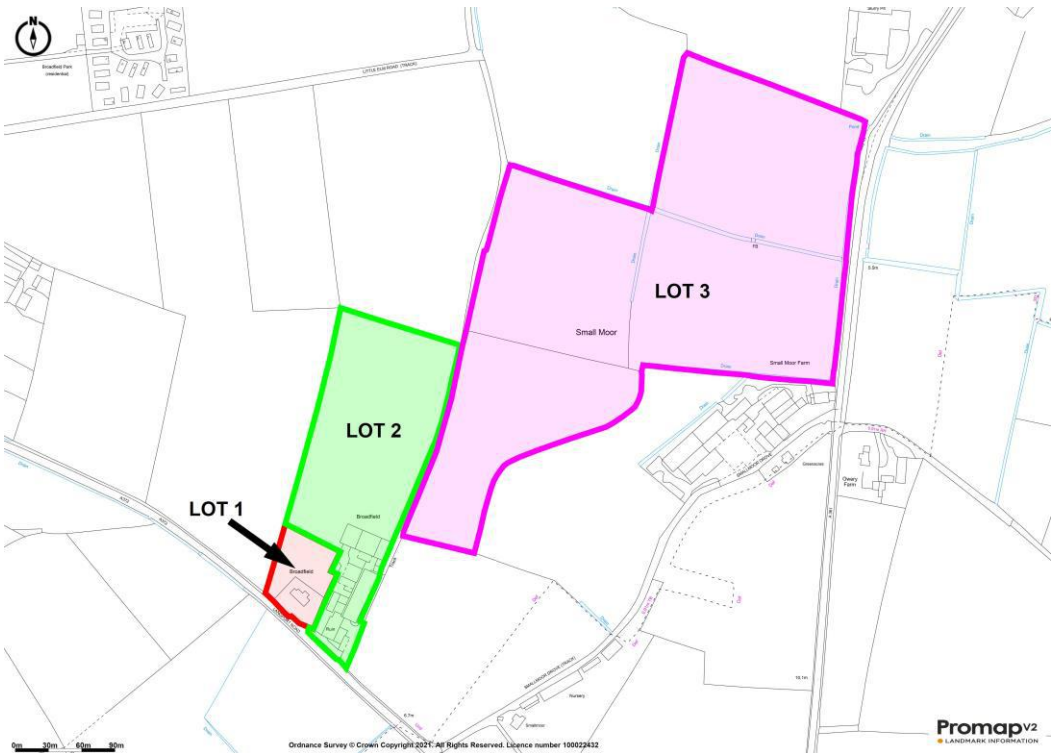
Lot 3 is found off the A361 between Taunton and Glastonbury, around a quarter of a mile from lots 1 & 2. The lot benefits from two roadside gateways.

Lots 4, 5 & 6 are located off Oliver's Road, found at the end nearest Westonzoyland Airfield. The three fields are adjacent to one another.

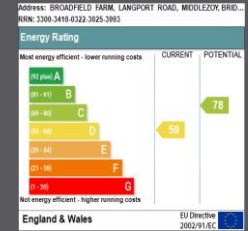
Lot 7 is located off Holloway Road, near Middlezoy. If driving along Holloway Road towards Othery, progress along here for approximately half a mile. You will find the end of the drove on your right hand side. Walk by foot along the drove and the field is the first left hand side gate.

All lots are identified by a Tamlyns For Sale Board





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 applied 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.

