



## **LAND OFF OLIVER'S ROAD**

Middlezoy, Bridgwater, TA7 0PH

**FOR SALE BY ONLINE AUCTION ON THURSDAY 22<sup>ND</sup> APRIL 2021**

auction bidding opens at 8am with lots closing from 5:30pm at intervals

**Tamlyns**

# PROPERTY DESCRIPTION

## Description

The land is available in **two lots**:

- **Lot 2 - 1.4 acres** (0.567 ha)
- **Lot 3 0.65 acres** (0.263 ha).

Both lots are agricultural fields, currently laid to grass.

## Situation

The fields are located in open rural countryside, located off Oliver's Road, between the village of Westonzoyland and the hamlet of Greylake.

## The local area\*

6.5 miles – Bridgwater

10.0 miles – Glastonbury

13.5 miles – Taunton

\* Distances are approximate & sourced from Google Maps

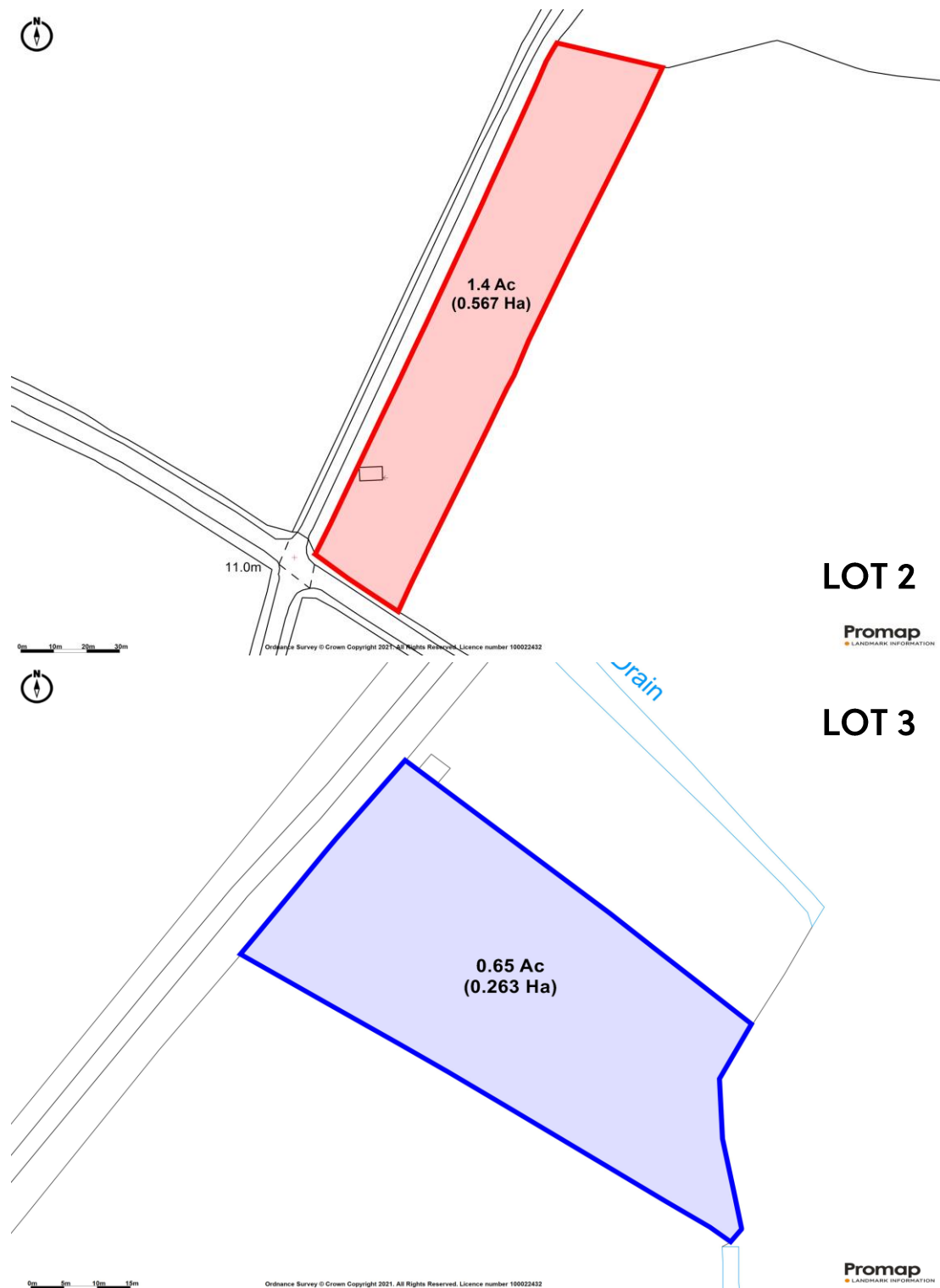
## Local Authority

Sedgemoor District Council. | Tenure: Freehold

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

**01278 458 241**

properties@tamlyns.co.uk



# PROPERTY DESCRIPTION

## **LOT 2 (Red) – Guide Price £20,000 - £40,000 (Closes 5:30pm)**

Single **1.4 acre** (0.567 hectares) parcel of agricultural land with redundant blockwork building. The field offers great potential for amenity uses, subject to gaining any necessary consents. The field benefits from direct road access from Oliver's Road.

## **LOT 3 (Blue) – Guide Price £8,000 - £10,000 (Closes 6pm)**

Available as one parcel totalling **0.65 acres** (0.263 hectares), located off an unnamed road, off Oliver's Road.

### **Tenure**

Both lots are sold with freehold interest, benefiting from vacant possession upon completion.

### **Soil Type**

The land is of level topography and is classified as Grade I quality under the DEFRA land classification map.

### **Services**

As far as we are aware, there are no mains services connected to the land. Potential purchasers are advised to make their own enquires.

### **Basic Payment Scheme**

The land is currently registered with the Rural Payments Agency, the entitlements are available with the sale of the land and can be transferred upon completion to the purchaser.

### **Overage Deed**

Both lots are sold subject to an Overage Deed, relating to the value of any planning permission for future residential development of this site. To be charged at 25% for 25 years from the date of transfer.

### **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.

### **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.

### **Viewing**

The land may be viewed at any reasonable time of day. To arrange a viewing, please ring Tamlyns on 01278 458241 (option 1) or email [properties@tamlyns.co.uk](mailto:properties@tamlyns.co.uk).

### **Method of Sale**

The lots are being offered for sale by Online Auction on **Thursday 22nd April 2021. Auction bidding opens at 8am and lot 2 finishes at 5:30pm and lot 3 at 6 pm.** (Unless sold prior to auction)

### **Solicitors**

Helen Lock – Clarke Willmott Blackbrook Gate 1, Blackbrook Park Avenue, Taunton, TA1 2PG  
[helen.lock@clarkewillmott.com](mailto:helen.lock@clarkewillmott.com) | 0345 209 1101

# PROPERTY DESCRIPTION

## 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 the successful bidder is under a binding contract to purchase the property.

## 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.

## 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/](http://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.

## Directions

**From Bridgwater** head east out of the town, towards Westonzoyland along the A372. As you exit the village of Westonoyland, continue along here for approximately 1 mile, you will take a right hand bend where there is junction on the bend, turn left here onto Oliver's Road. Continue along Oliver's Road for approximately half a mile, you will see **Lot 2** identified by a Tamlyns For Sale Board. If you turn left at Lot 3 and continue along this un-named road, you will come to Lot 4 on your right hand side, identified by a Tamlyns For Sale Board.







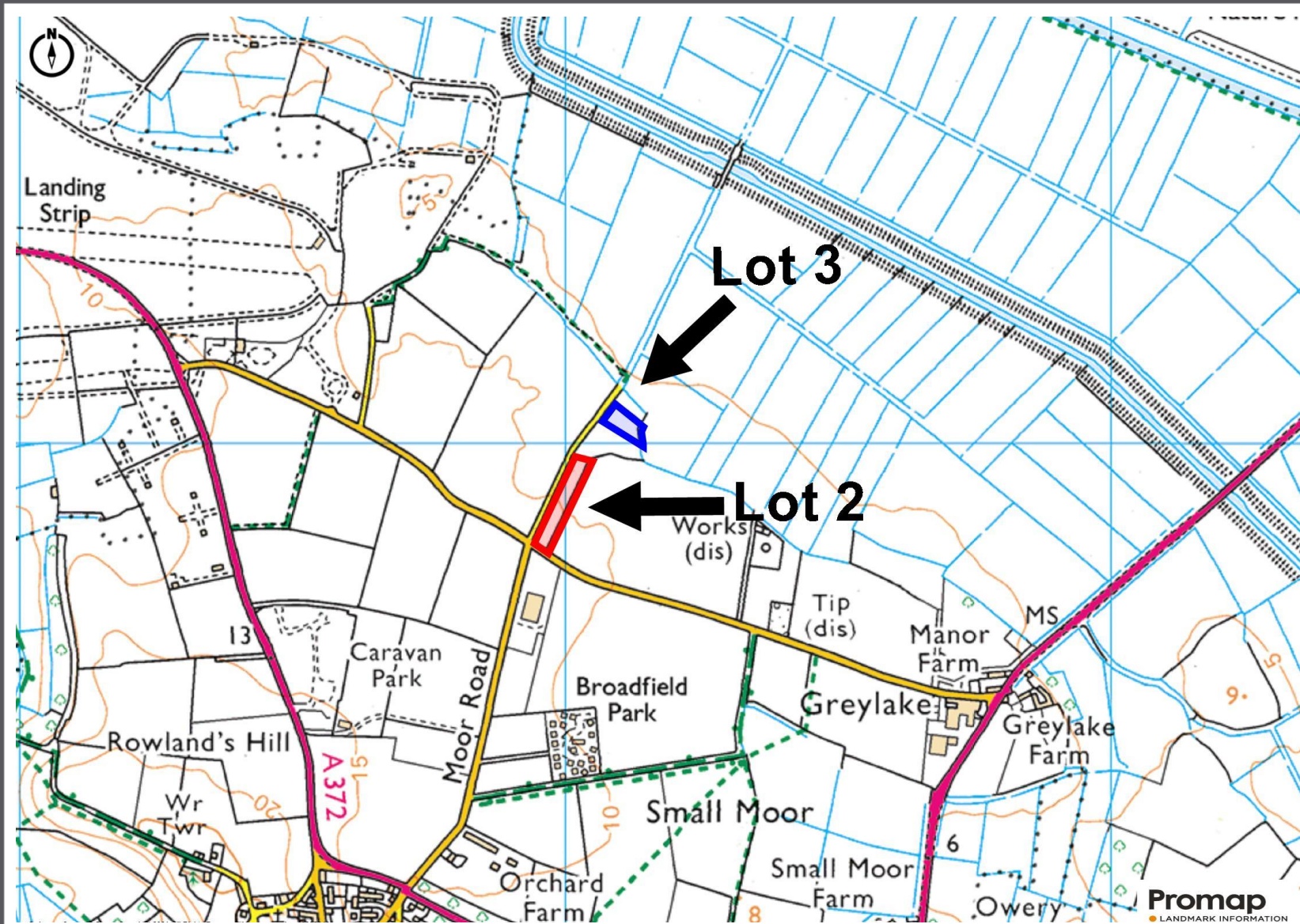








# PLAN



## 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 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.

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