



## **6.35 ACRES AT STEART**

Bridgwater, TA5 2PX

**Guide Price £25,000 - £35,000**

**Tamlyns**



# PROPERTY DESCRIPTION

## Description

A single parcel of pastureland measuring 6.35 acres (2.570 ha), with great amenity potential subject to gaining the necessary consents. The land benefits from direct road access from Stert Drove and is bounded by a mixture of stock proof fencing and dry stone walling.

## Situation

The land is located at Steart Marshes, which is a designated nature reserve with a large volume of native species. The land lies in close proximity to the beach providing excellent hacking out. Also in a convenient location to the larger villages of Cannington and Combwich.

## The local area\*

3.8 miles – Combwich

5.2 miles – Cannington

9.5 miles – Bridgwater

\* Distances are approximate & sourced from Google Maps

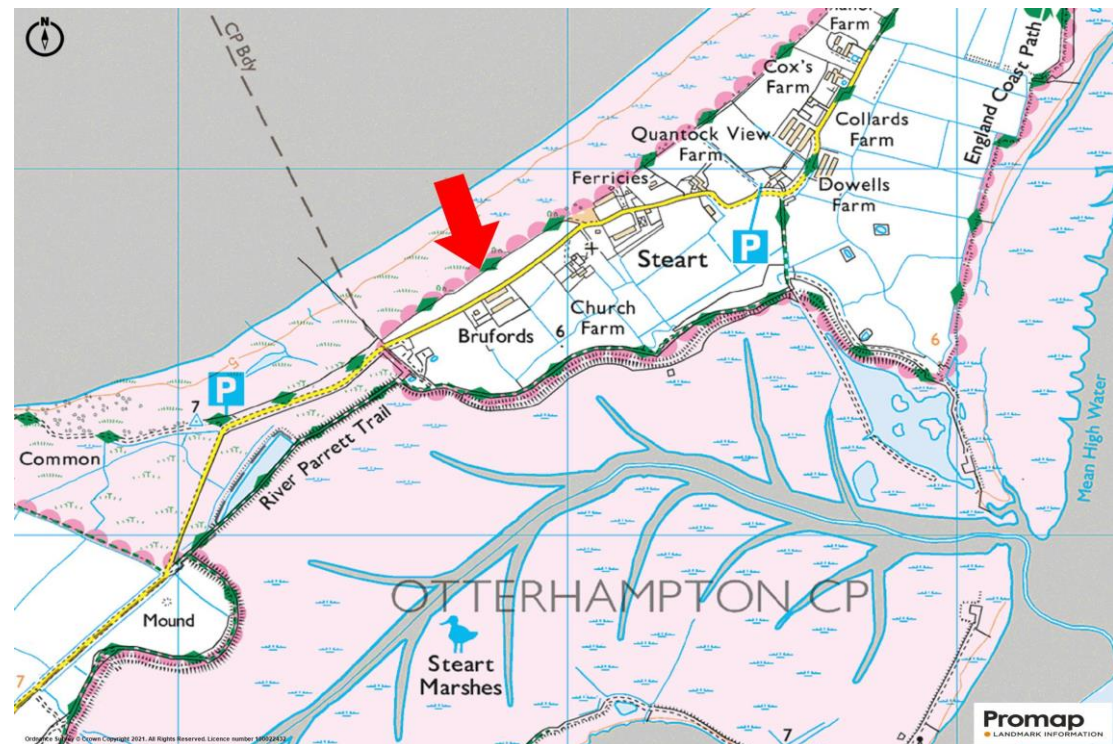
## Local Authority

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](mailto:properties@tamlyns.co.uk)



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## Basic Payment Scheme

The land has previously been registered with the Rural Payments Agency. Entitlements are available by separate negotiations. Potential purchasers are advised to make their own enquires.

## Countryside Stewardship

The land is identified as being within a High Priority area for Countryside Stewardship, setting the land in a good position for entering into the new Environmental Land Management Scheme (ELMS) proposed from 2024.

## Tenure

The land is sold with freehold interest, benefiting from vacant possession upon completion.

## Soil Type

The land is mostly level in topography and is classified as Grade IIII under the DEFRA land classification map. The soils benefits from being free draining, making it useable all year around

## Method of Sale

The land is for sale via Private Treaty.

## Services

We believe the land benefits from a mains water supply, as far as we are aware there are no other main services located on this parcel. We would advise potential purchasers 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.

## 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.

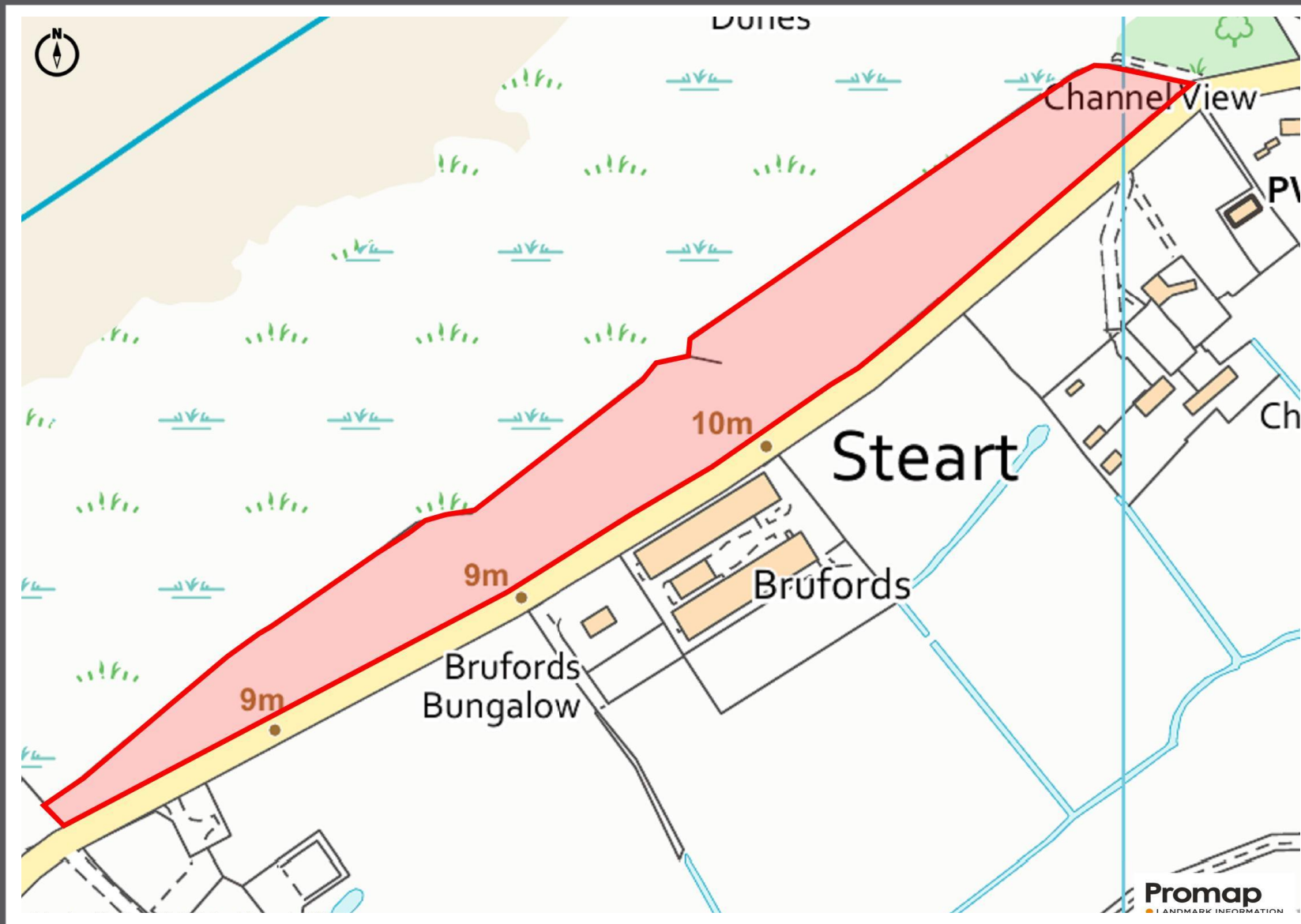
## Viewing

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

## Directions

**From Bridgwater**, head west on the A39 towards Cannington for approximately 2-3 miles. At the roundabout, go straight over into the village of Cannington, progress through the village, after the sharp left hand bend turn right at the war memorial and leave the village. Continue for approximately 2 miles, turn right following signposts to Otterhampton & Steart. Continue along this road, at the left hand bend bear right onto the no through road to Steart, progress along here for approximately 1-2 miles, until you will see the field on your left 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 appicated 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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