



## **BUILDING PLOT ADJOINING 11 ISLEPORT LANE**

Highbridge, TA9 4QX

**Auction Guide Price £100,000 - £150,000**

**Tamlyns**



# PROPERTY DESCRIPTION

## Description

Building Plot for sale via Online Auction, benefiting from Outline Planning Permission for a single self-build dwelling.

## Situation

Located to the east of Highbridge, off Isleport Lane. The building plot is situated a short drive from Highbridge with good access to local amenities. The town benefits from good local travel links to Bristol, Bridgwater and Taunton.

## The local area\*

1.5 miles – Junction 22 M5

8.3 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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## Planning

Outline planning application for a single self-build dwelling, to be built and first occupied in accordance with the definition of "self-build and custom housebuilding" as defined in the Self-Build and Custom Housebuilding Act 2015 (as amended). The dwelling hereby permitted shall be first occupied as the sole or main residence of a person on Part 1 of the Council's Self Build Register with an appropriate local connection to the settlement of Burnham-on-Sea and Highbridge. **Application no. 11/21/00022.**

## Community Infrastructure Levy

The site will be subject to the community infrastructure levy imposed by Sedgemoor District Council. The liability for payment of the levy will transfer to the purchaser upon completion of sale. Self builders may be able to claim an exemption. Responsibility for adhering to and complying with the community infrastructure and all associated conditions of said levy will lie solely with the purchaser.

## Services

We are not aware that the land is connected to any mains services. Potential purchasers are advised to make their own enquires as to the availability of services.

## 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.

## 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 by calling **01278 458241 (option 1)** or email **properties@tamlyns.co.uk**

## Method of Sale

The property is being offered for sale by Online Auction on **Thursday 26th August 2021** with bidding between **8:00am and 6:00pm**. Unless sold prior to auction.

## Completion

Completion has been set for **20th September 2021** or earlier by arrangement.

## Registration

Tamlyns requires all bidders who wish to bid at our Auction to register online beforehand. A commitment to a fixed Bidder's **Registration Fee of £3,000 including VAT** must be confirmed on registration, comprising of £2,100 contribution towards the deposit plus the Auctioneer's 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)

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## Money Laundering

As part of the Online Registration process before prior approval to bid will be granted, in order to fulfil responsibilities under the current Anti-Money Laundering Regulations, 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 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

John Shirley & Co 24 College St, Burnham-on-Sea TA8 1AT  
Telephone: 01278 780202

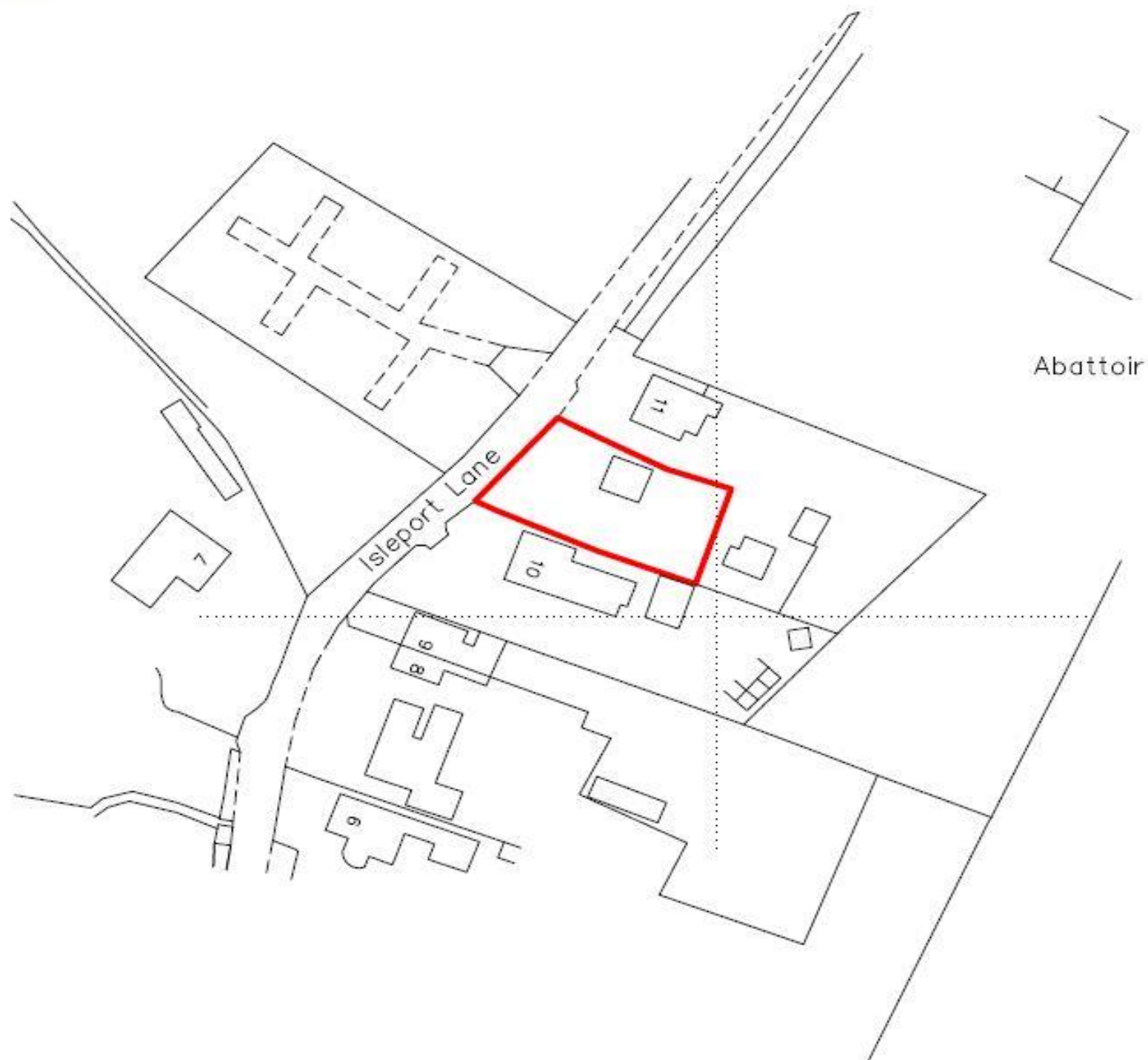
## Legal Pack

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendor's solicitors, for which there maybe 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.

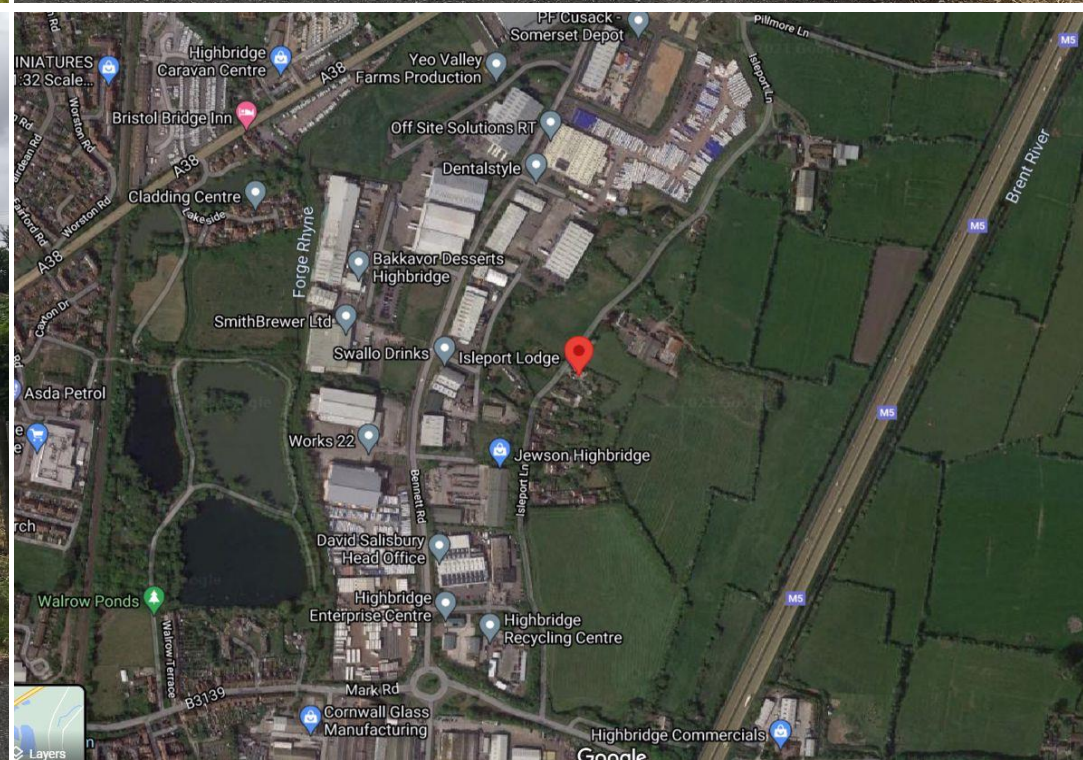
## Directions

From Highbridge, head east out of the town towards Mark. At the roundabout, take the second exit continuing towards Mark and shortly after take the next left onto Isleport Road.











# ONLINE AUCTIONS BUYING GUIDE

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

## STEP 1.

Head to [tamlynspromotional.co.uk/property-auction](https://tamlynspromotional.co.uk/property-auction) or scan the QR code below to view our auction properties and to register.



## STEP 2.

Following registration, read through the legal documents for each lot and make your independent enquiries.

## STEP 3.

It's auction day! Place your bid(s) from 8am on the day.

## STEP 4.

Congratulations on winning your lot(s). Your pre authorised payment by card will be processed. All unsuccessful bidders will have their payments returned.

## STEP 5.

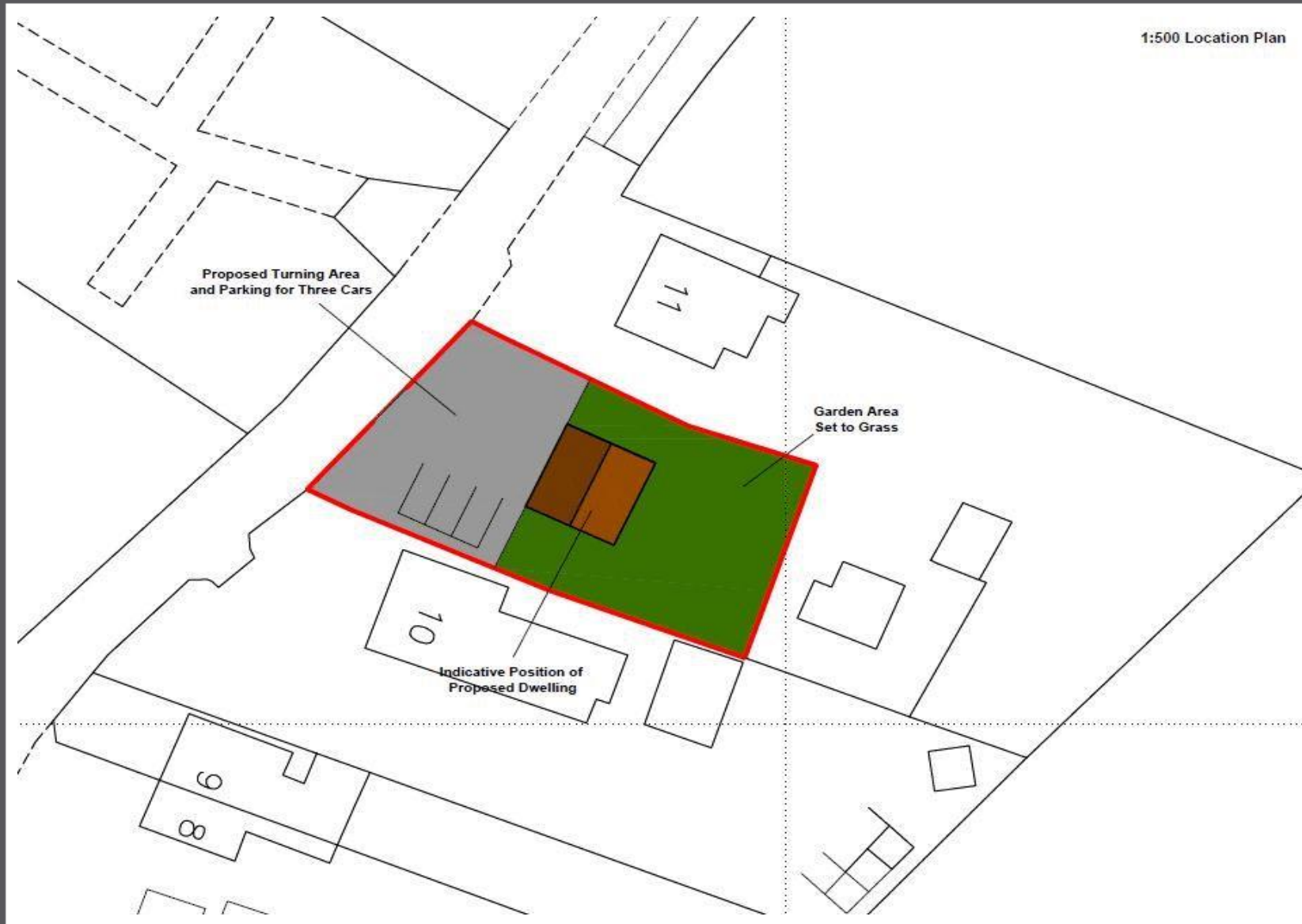
Our finance team will send your 10% deposit invoice the next day with payment due within 24 hours.

## STEP 6.

Completion is usually within 28 days\* from the auction date.

\*Unless otherwise advertised beforehand.

# PLAN



Tamlyns

## 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.

