



FOR SALE BY ONLINE AUCTION – THURSDAY 19TH MAY 2022
0.16 OF AN ACRE OF AGRICULTURAL PLOT OF LAND

Adjacent to Northmoor Green Road, Moorland, Somerset, TA7 0AX

Guide Price: £25,000 - £30,000

Tamlyn's

PROPERTY DESCRIPTION

Description

0.16 of an acre agricultural plot of land (triangular in shape) backing onto fields adjacent to Northmoor Green Rd in Moorland.

Situation

Located to the east of Northmoor Green, and south of Westonzoyland. The plot is situated a short drive from Bridgwater with good access to local amenities. The town benefits from good local travel links to Bristol, Street, Bridgwater and Taunton.

The local area*

4 km – Junction 22 of M5

5 km – Bridgwater

13 km – Taunton

* Distances are approximate & sourced from Google Maps

Local Authority

Sedgemoor District Council

Tenure:

Freehold

FOR FURTHER INFORMATION ON THIS LAND PLEASE
CONTACT US ON

01278 458241

properties@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

Triangular plot of land backing onto fields adjacent to Northmoor Green Rd in Moorland. The land area is overgrown but we have been advised by our vendors that it was last used as a garden & that many years ago it was the site of some cottages which were demolished. As the site previously housed a couple of cottages it may be ideal for a self-build house. Potential purchasers are advised to make their own enquiries with the relevant local authority (see below).

Total plot size is 650m² / 7000 sq ft (0.16 of an acre)

Directions

From Bridgwater, head east out of town along Taunton Road A38 towards Junction 24 of the M5. At the roundabout, take the second exit continuing over the M5. Head through Huntworth until you reach the river Parrett then turn right and follow the river passing a turning on your right to Fordgate and where the road turns sharply right head into Northmoor Green. At the junction turn left into Northmoor Green Road and the site can be found a ¼ mile on the left hand side after Green-gate house.

Method of Sale

The property is being offered by Online Auction on Thursday 19th May 2022 with bidding starting from 8:00am ending from 6.00pm. Unless sold prior to auction. Guide Price £25,000 - £30,000

Completion

28 days following the date of the online auction.

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/property-auction/

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 bill.

Further guidance will be provided at Online Registration.

PROPERTY DESCRIPTION

Deposit

On conclusion of the auction, Tamlyns will invoice the successful bidder within 24 hours of the fall of the electronic gavel. A deposit of 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration.

Solicitors

Mr Steve Farnham

Porter Dodson Solicitors

Suite 1, Mey House, Bridport Road, Poundbury, Dorchester

DT1 3QY

Telephone: 01305 262525

Email: steve.farnham@porterdodson.co.uk

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.

Planning

Interested parties are asked to make their own enquiries to the local authority with regards to planning permission for residential or commercial development.

Stewardship Agreements

The land and property is not currently entered into any form of Stewardship or management agreement.

Wayleaves, Easements & Rights of Way

The pathway is included in the ownership but there is a right of way to the adjacent field.

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

Please make your own enquiries as to ownership.

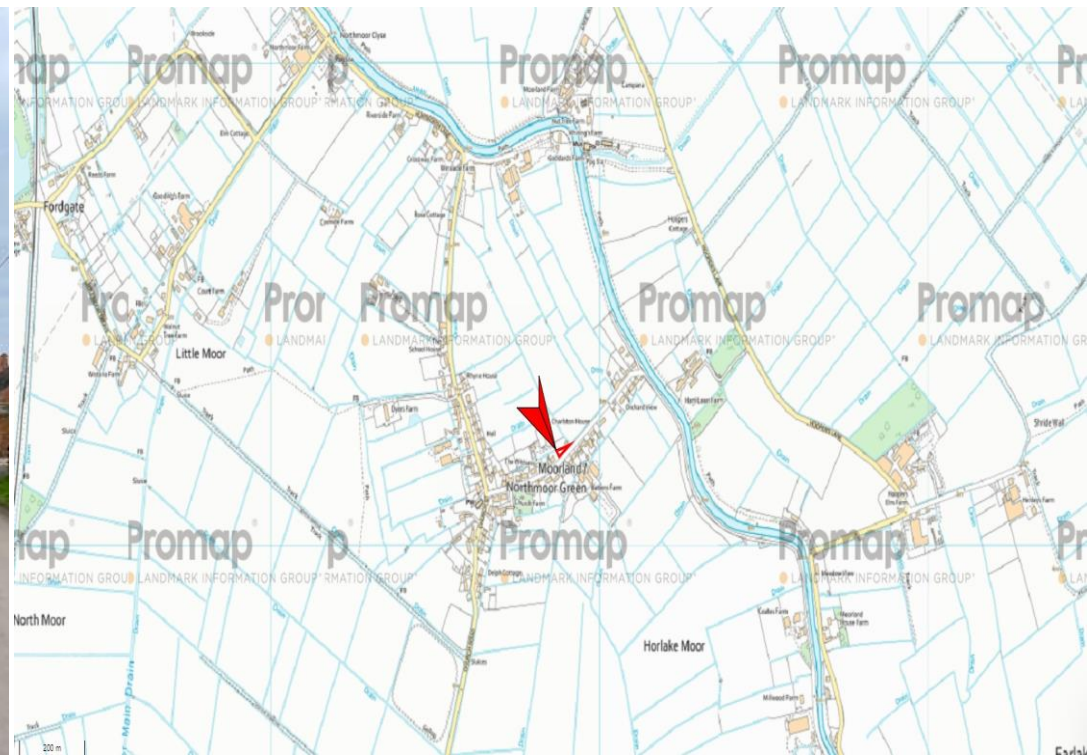
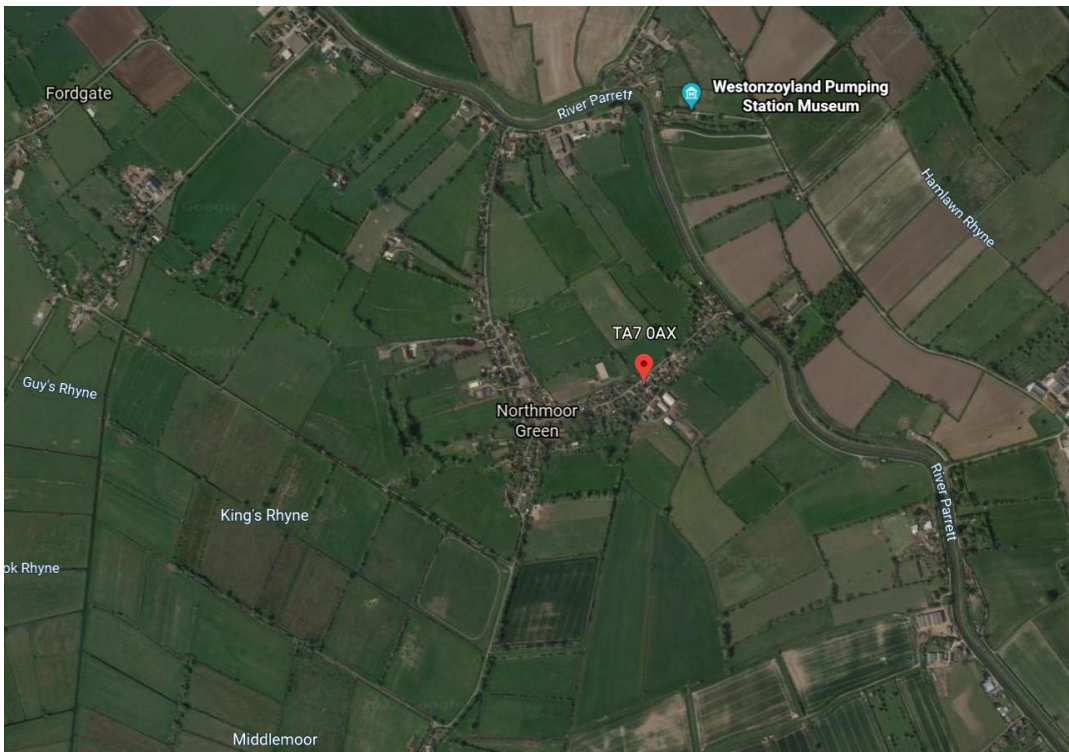
Viewings

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 us on 01278 458241 or email properties@tamlyns.co.uk

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 contact of the Legal Pack. A data room has been set up at the solicitors and interested parties are invited to register to access the information contained therein and make their own investigations.





ONLINE AUCTIONS BUYING GUIDE

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

STEP 1.

Head to tamlynsprofessional.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 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.

