



9.93 ACRES OF AGRICULTURAL LAND AT NYTHE MOOR

Nythe Road, Nythe, TA7 9BN

FOR SALE BY ONLINE AUCTION - 30TH JUNE 2022

Guide Price: £50,000

Tamlyns

PROPERTY DESCRIPTION

Description

A single parcel of agricultural land extending to 9.93 acres (4.02 hectares) which is laid to permanent pasture. This is level and has direct road access, being suitable for grazing or mowing. The soil is classified as Grade 3 and, being situated on the Somerset Levels the land also has conservation and amenity appeal.

Situation

The land is situated to the south of the settlement of Nythe, and lies to the north west of the King's Sedgemoor area. The land has road frontage onto Nythe Road and a second point of access onto Huish Drove to the North.

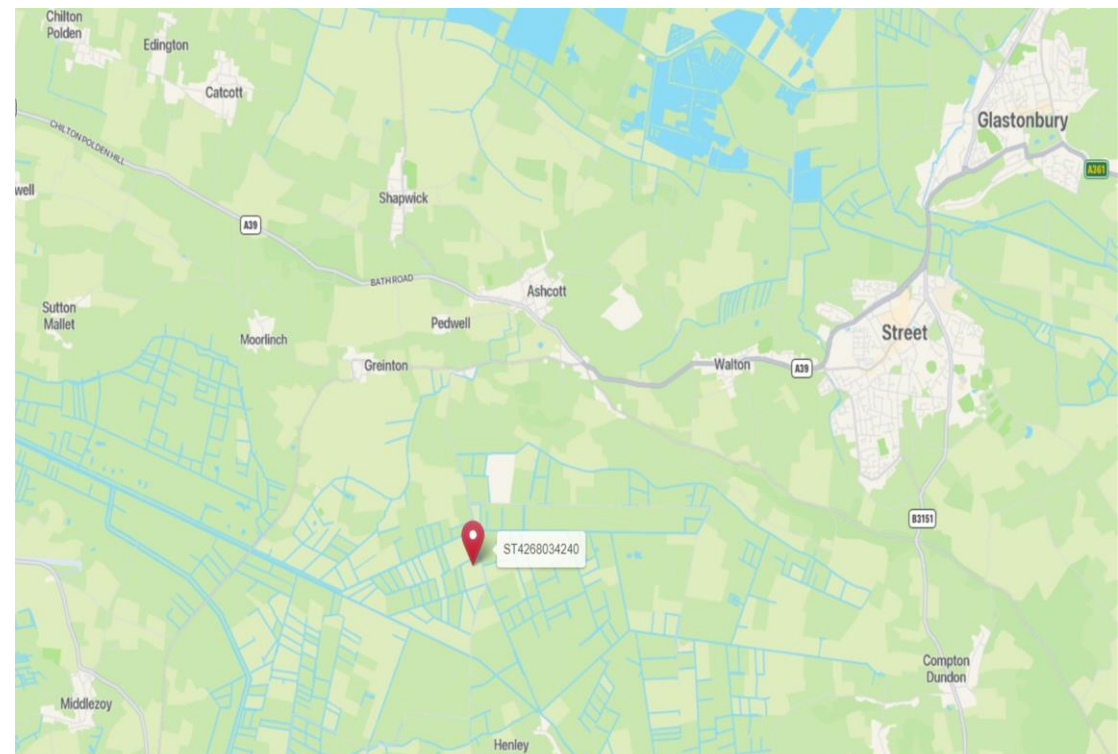
Local Authority

Sedgemoor District Council.

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

01278 458241

agricultural@tamlyns.co.uk



PROPERTY DESCRIPTION

Directions

From Bridgwater take A39 and follow Bath Rd/A39 to Pedwell Hill in Pedwell, turn right onto Pedwell Hill, then turn right onto Taunton Rd/A361, turning left onto Nythe Rd and the land is situated on the right hand side and on the gate should have a Tamlyns For Sale by Auction Board.

Services

None. Potential purchasers are advised to make their own enquiries as to the availability of services nearby.

Tenure

The land is sold with the benefit of vacant possession at completion.

Agricultural Subsidies

The land has the benefit of Basic Payment Scheme Entitlements. The land is not currently subject to any Environmental Management Agreements or Stewardship Schemes.

Wayleaves, Easements & Rights of Way

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.

Planning Permission

None. Potential purchasers are advised to make their own enquires with the local district council as to any planning potential.

Viewings

The land may be viewed by prior arrangement with the Selling Agents by calling 01278 458241.

Method of Sale

The land is being offered by Online Auction on Thursday 30th June 2022 with bidding starting from 8:00am ending from 6.00pm. Unless sold prior to 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;
<https://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.

PROPERTY DESCRIPTION

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.

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

Grace Phillips

Clarke Willmott Solicitors

grace.phillips@clarkewillmott.com

0345 209 1389

Data Pack

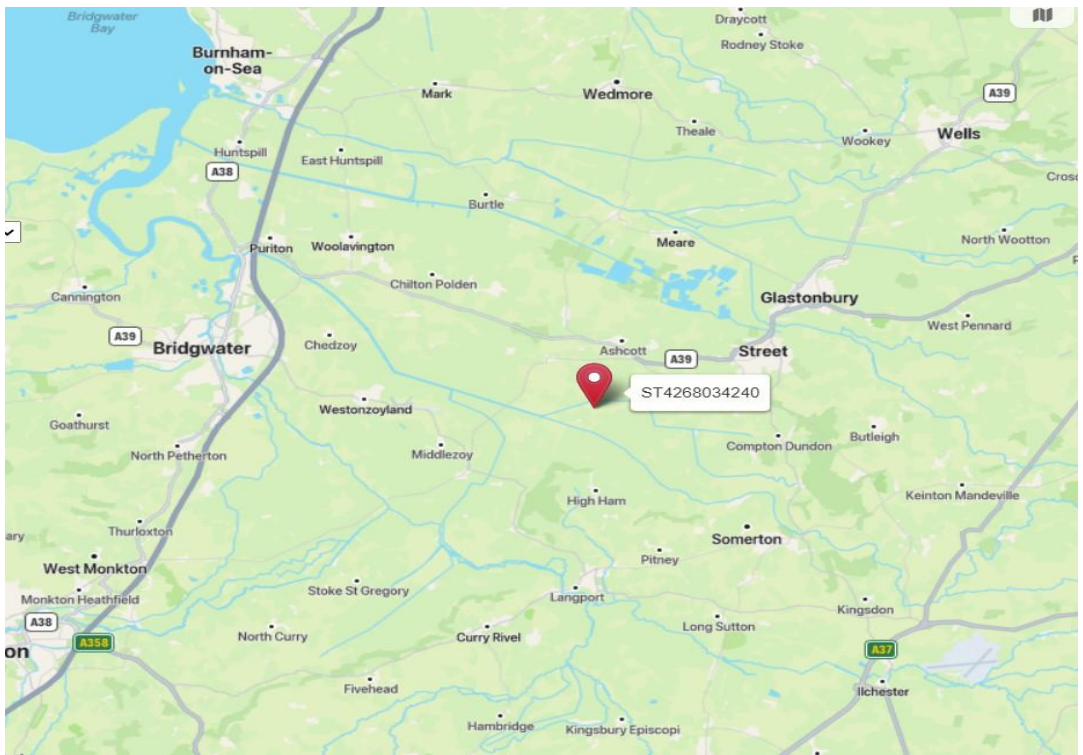
A data room has been set up at the solicitors and interested parties are invited to register to access the information contained therein and make their own investigations.

Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy

themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans in these particulars are to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that any property has the necessary planning consents, building regulations or other consents.





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.

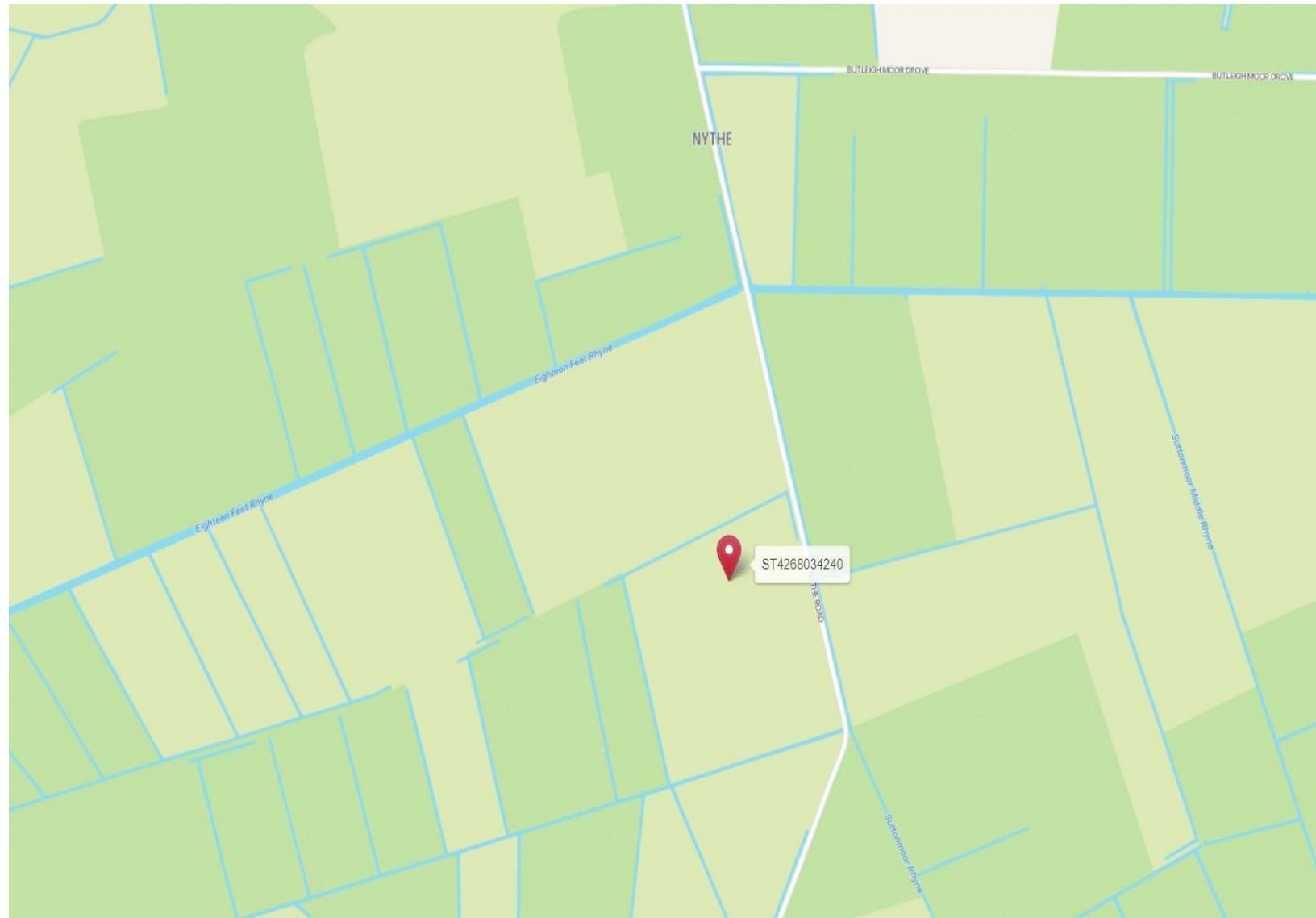
STEP 6.

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 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.

