



gth

Land at Middlezoy, Bridgwater, Somerset

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Interesting and desirable block of agricultural land situated off Knowle Yards Road and on the eastern edge of Langmead on the outskirts of Middlezoy.

In all 19.86 acres (8.04 ha)

FOR SALE BY PRIVATE TREATY

GUIDE—£75-£85,000

Description

Attractive interesting and desirable land to the north western outskirts of Middlezoy principally accessed via Knowle Yards Drive a short distance from the Church. One of the enclosures—7.76 acres comprises south facing sidling land standing above the remaining three enclosures on



Langmead level. The land gives a good mixture of higher drier land and lower wetter land with all the ensuing environmental benefits.

Historically the lower land has been principally accessed via the higher enclosure but separate access is available via Knowle Yards Drive. The enclosures are bounded by a good mixture of natural hedge boundaries and rhynes. The land can be more particularly described in the following Schedule and as shown edged in red on the plan attached to these particulars.

<u>NG No</u>	<u>Description</u>	<u>Area</u>
0631	Pasture	7.76
8741	Pasture	3.46
7437	Pasture	1.70
8751	Pasture	6.94
	Total	19.86 acres (8.04 ha)

Tenure

The land is of freehold tenure with vacant possession being available on completion of the sale.

Basic Payment Scheme

The land is registered under the Basic Payment Scheme with the RPA. BPS Entitlements are included in the sale subject to the purchaser paying the Agent's fee for transfer.

Environmental Stewardship Scheme

The land is situated within the Langmead and Weston Level SSSI and is contained within a ten year HLS/ELS Stewardship Agreement with Natural England which expires shortly on 31 October 2020.

Rights of Way, Easements etc

The property is sold, as far as required by the vendor, will be conveyed, subject to all rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any) and to the Town and Country Planning Scheme affecting the same. We note foot-paths cross the land.

Outgoings

Drainage rates are payable to the Internal Drainage Board. The property is sold subject to any further outgoing as assessed whether stated in these sale particulars or not. The Purchaser shall be deemed to have satisfied himself as to the amount of the outgoing chargeable on the property.

Sporting Rights

It is understood that the sporting rights are in hand and will run with the freehold.

Health & Safety

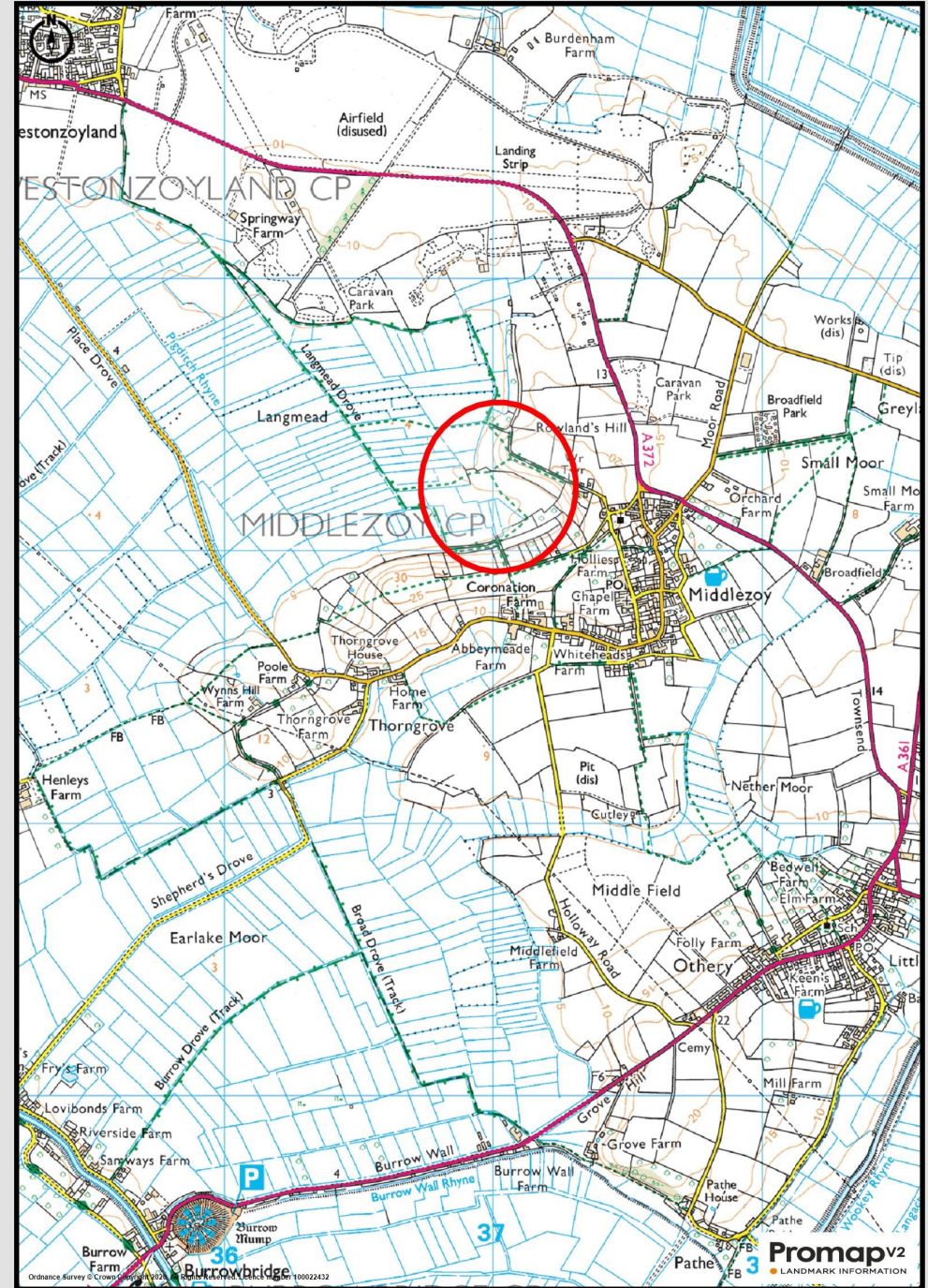
Please note the property is an agricultural field with associated risks. Our Health & Safety Policy requires all interested parties undertaking viewings of this property must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) then they do so as their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

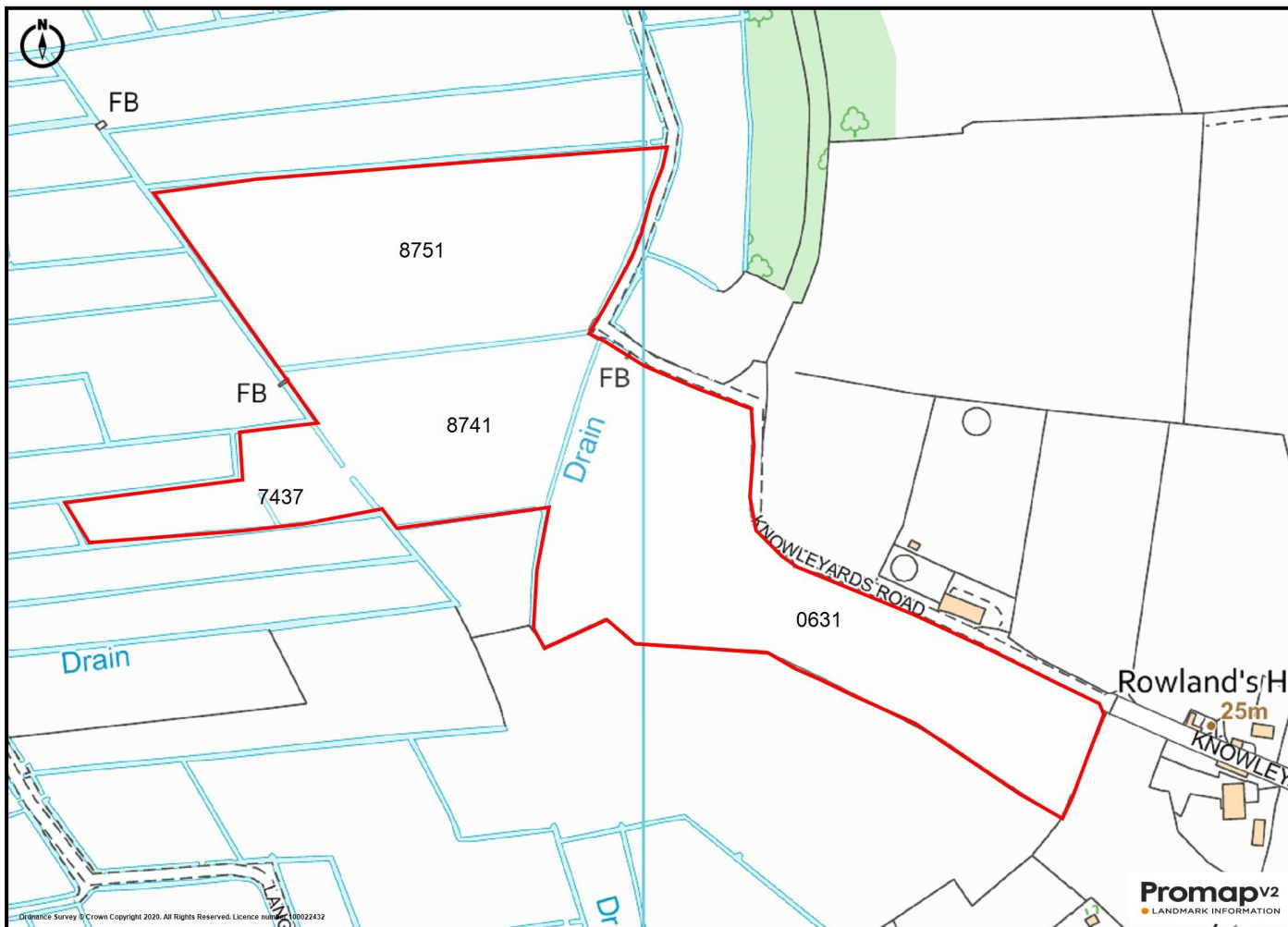
Viewing

The land may be viewed at any reasonable time whilst in possession of these particulars. Applicants are reminded to observe the Country Code and close all gates. For further information please contact the sole Selling Agents.

Selling Agents

Greenslade Taylor Hunt, The Shopping Parade, Langport, Somerset TA10 9PG.
Tel: 01458 250000 E: mark.walters@gth.net





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- these particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
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