





# Land to the South of Nyland Drove, Nyland, Cheddar

Attractive parcel of permanent pasture land situated in an enviable position on Nyland Hill with glorious views over the surrounding countryside. In total extending to 3.46 acres (1.40 ha)

**For sale by Public Auction on  
Wednesday 13th December 2023 at 2pm.**

Auction Guide: £50,000

## Situation

The land is situated just south of Cheddar in the Hamlet of Nyland. The land is in an elevated position with glorious views over the surrounding countryside. It is accessed directly from the public highway known as Nyland Drove which gives good access to the B3151 with links to the A38 and M5. The land is situated in the Mendip District, in the county of Somerset with the popular village of Wedmore located approximately 3 miles south west with the town of Cheddar located 3 miles to the north.

## Description

The land comprises a single enclosure of gently sloping permanent pasture land, bounded by a mixture of stock fencing, woodland edge and mature hedgerows and situated in an elevated position on Nyland Hill.

The land enjoys direct access from the public highway via two gateways, has been used for the grazing of livestock and for taking cuts of hay/silage and would be ideally suited to equestrian use subject to the necessary consents.

In total the parcel extends to approximately 3.46 acres (1.40 Ha) or thereabouts.

## Basic Payment Scheme

There will be no BPS entitlements available with the sale.

## Services

There is a historical water supply to troughs on the land. Purchasers are to make their own investigations with regards to the supply to the land.

## Tenure

The land is of freehold tenure with full vacant possession available upon completion of the purchase.



## Town & Country Planning

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

## Rights of Way, Easements, Covenants etc

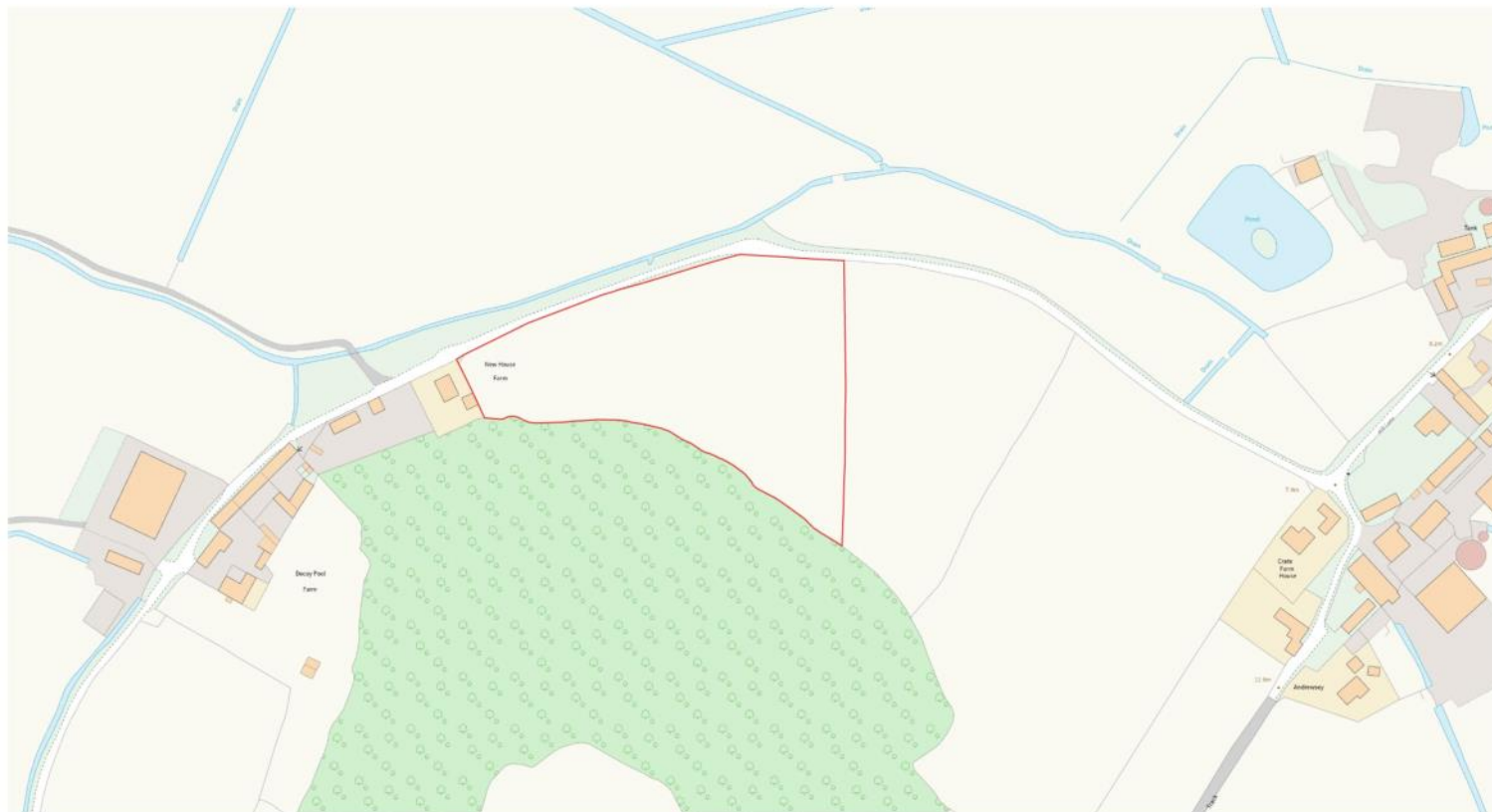
The property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

## Method of Sale

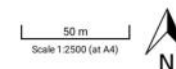
The property will be offered for sale by public auction and online livestream auction on Wednesday 13th December 2023 at 2pm at the Batch Country House, Lympsham, Nr Weston-super-Mare, BS24 0EX.

## [Property Auctions Results | Greenslade Taylor Hunt \(gth.net\)](https://www.greenslade.co.uk/property-auctions-results/)

It is possible the property may be sold prior to the action date therefore it is advisable for interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.



Produced on Apr 25, 2023.  
© Crown copyright and database right 2023 (licence number 100059532)



## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

## Consumer Protection Regulations

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

**Guide Price:** An indication of the seller's current minimum price at auction. The guide price of range or guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Buyers Administration Fee

The successful purchaser(s) of each lot will be liable to pay a Buyer's Administration Fee based upon the eventual sale price to the selling Agents. Further details are available from the selling agents.

## Auction Pack

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at

[Future auctions held by Greenslade Taylor Hunt Online \(eigroup.co.uk\)](https://www.gth.net/auctions/auction-room-and-livestream-auctions)

These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter.

## Bidder Registration

All potential online, telephone & proxy bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration.

Those attending the auction room to bid in person will complete bidder registration on arrival to the auction room. All in room bidders must provide 2 forms of Identification in order to register.

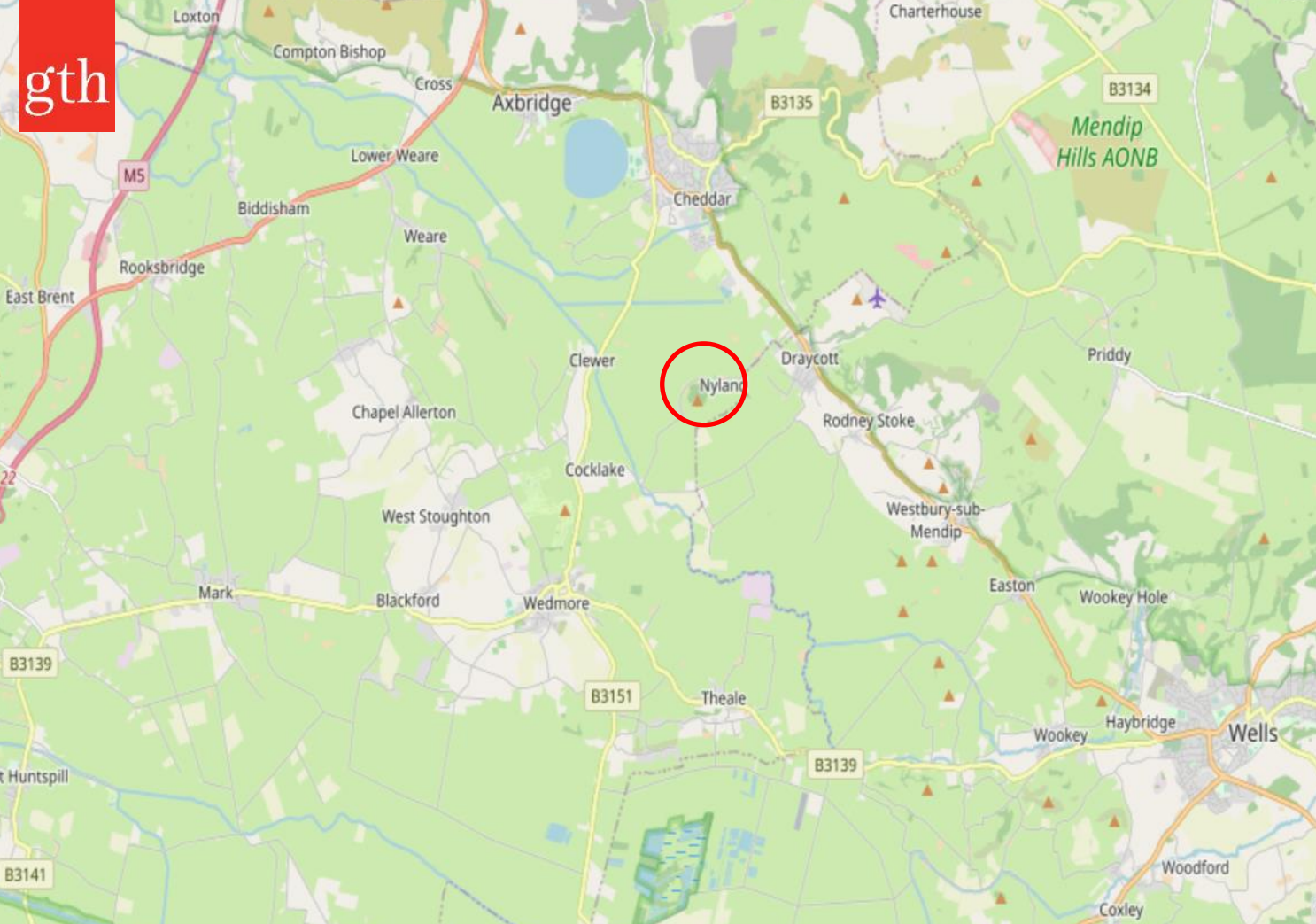
Further details are available from the Agents upon request.

<https://www.gth.net/auctions/auction-room-and-livestream-auctions>

## Directions

From Cheddar, head south east on the A371 towards Draycott. Continue past Hilliers Garden Centre and turn right just as you enter the village of Draycott signposted Draycott Memorial Hall. Continue past the hall keeping right onto Latches Lane. Continue on Latches Lane for approximately 0.8 miles turning right onto Nyland Drove. The land will be located on the left hand side, indicated by the agents for sale boards.





## Contact Details

Jamie Batt  
74 High Street, Wells, Somerset, BA5 2AJ  
Email: [farms.wells@gth.net](mailto:farms.wells@gth.net)  
Tel: 01749 605605

