



Land at Stembridge, Martock, Somerset, TA12 6DB

An attractive parcel of level permanent pasture land extending in total to approximately 3.22 acres (1.30 ha) or thereabouts.

For Sale by Public Auction

Guide Price—£32,000

Situation

The land is situated on the edge of the rural village of Stembridge in South Somerset. It is located approximately 3 miles east of the village of Martock and approximately 5 miles south of the town of Langport. The A303 can be accessed approximately 3.5 miles distant to the south.

Description

The land comprises an attractive parcel of level permanent pasture land bound by mature hedgerows. The land extends in total to approximately 3.22 acres (1.30 ha) or thereabouts. It would be ideally suited for the grazing of livestock or for amenity use.

Access

The land is accessed via an unclassified road, followed by a track which is designated as a pubic bridlway, leading to a gateway into the land. Further detail within the legal and with the selling agents.

Services

We are not aware of any services to the land.

Tenure

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

Overage Clause

There will be NO overage clause attached to the sale.

Method of Sale

The property will be offered for sale by Public Auction and online livestream auction on Thursday 26th September 2024 at 2pm at The Shrubbery Hotel, Ilminster, TA19 9AR.



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50 m
Scale 1:1250 (at A4)



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

Rural Payments Agency

We understand that the land is not registered with the RPA and there will be no delinked payments transferred on completion.

Agri Environment Schemes

We understand the land has not been entered into any countryside stewardship or agri environment schemes. As a result, prospective purchasers are free to enter the land into a scheme should this be of interest.

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.futureauctions.co.uk). 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.

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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. <https://bit.ly/PropertyAuctionsGTH>. 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.

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.

Rights of Way, Easements

There is a public footpath that runs along the track to the east and a bridleway that runs along the track to the north and west. 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).

Directions

From Kingsbury Episcopi, head south west on Folly Road towards Stembridge. Continue on this road for approximately 0.8 miles until you reach a sharp left hand corner by The Rusty Axe Inn. Turn right onto Burrow Way and turn immediately right again and follow the lane for approximately 150 yards until you reach the public footpath onto the track. It will also be indicated by the agents for sale boards.

What3Words

///describe.message.celebrate

Viewing

The land can be viewed on foot at any reasonable time with a copy of these particulars in hand.

Flood Zone

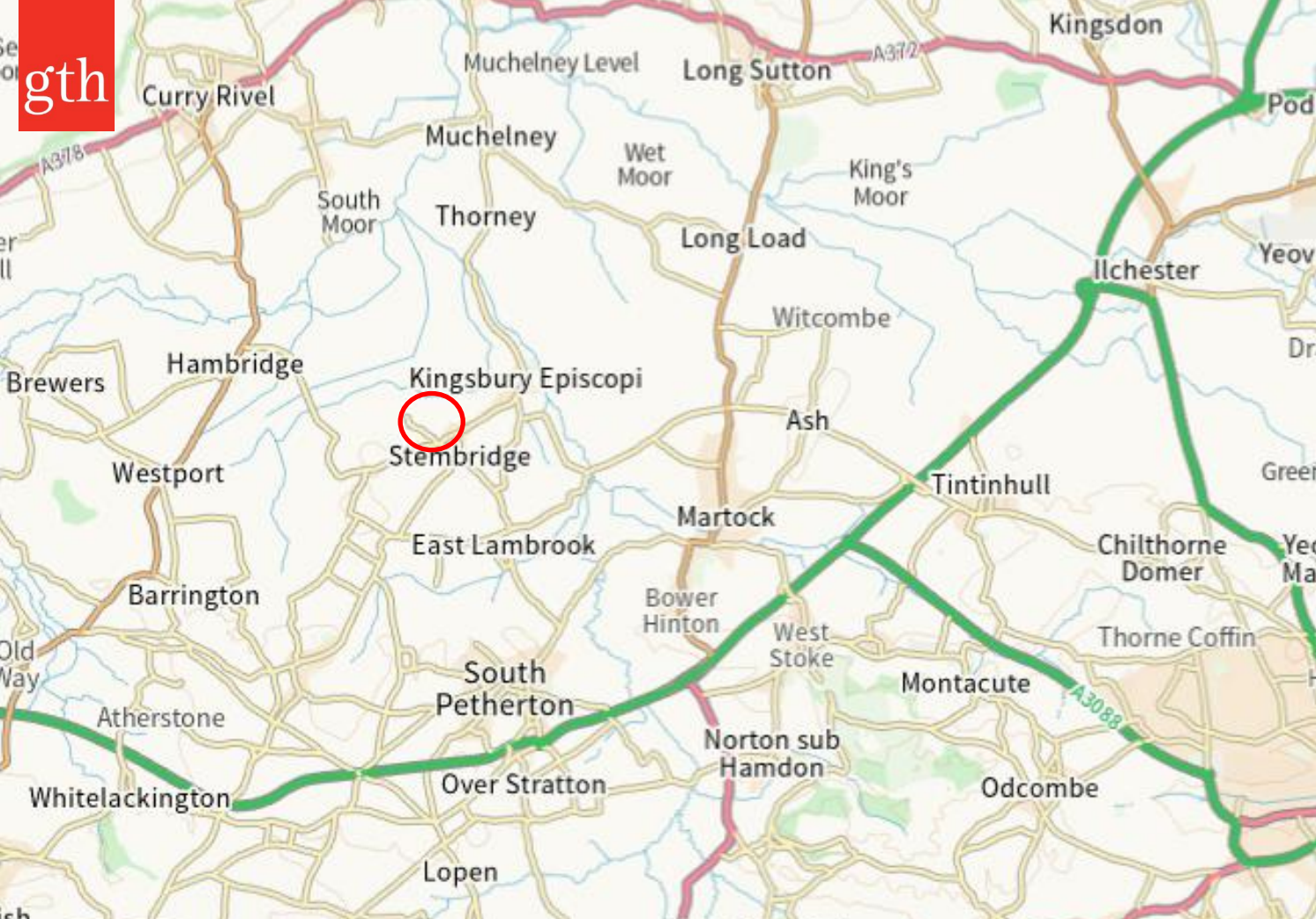
The property is in an area at a very low risk of flooding from River/Sea and Surface Water (defined as the chance of flooding each year as less than 0.1%).

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.



Contact Details

Jamie Batt
22 Princes Street, Yeovil, Somerset, BA20 1EQ

Email: farms.yeovil@gth.net

Tel: 01935 423 474

