

Tamlyn & Son

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56 High Street
Bridgwater
TA6 3BN

On Instructions of Mr I Jenkins

EDITHMEAD

HIGHBRIDGE - SOMERSET

SALE OF

2.20 ACRES OF AGRICULTURAL/ AMENITY LAND

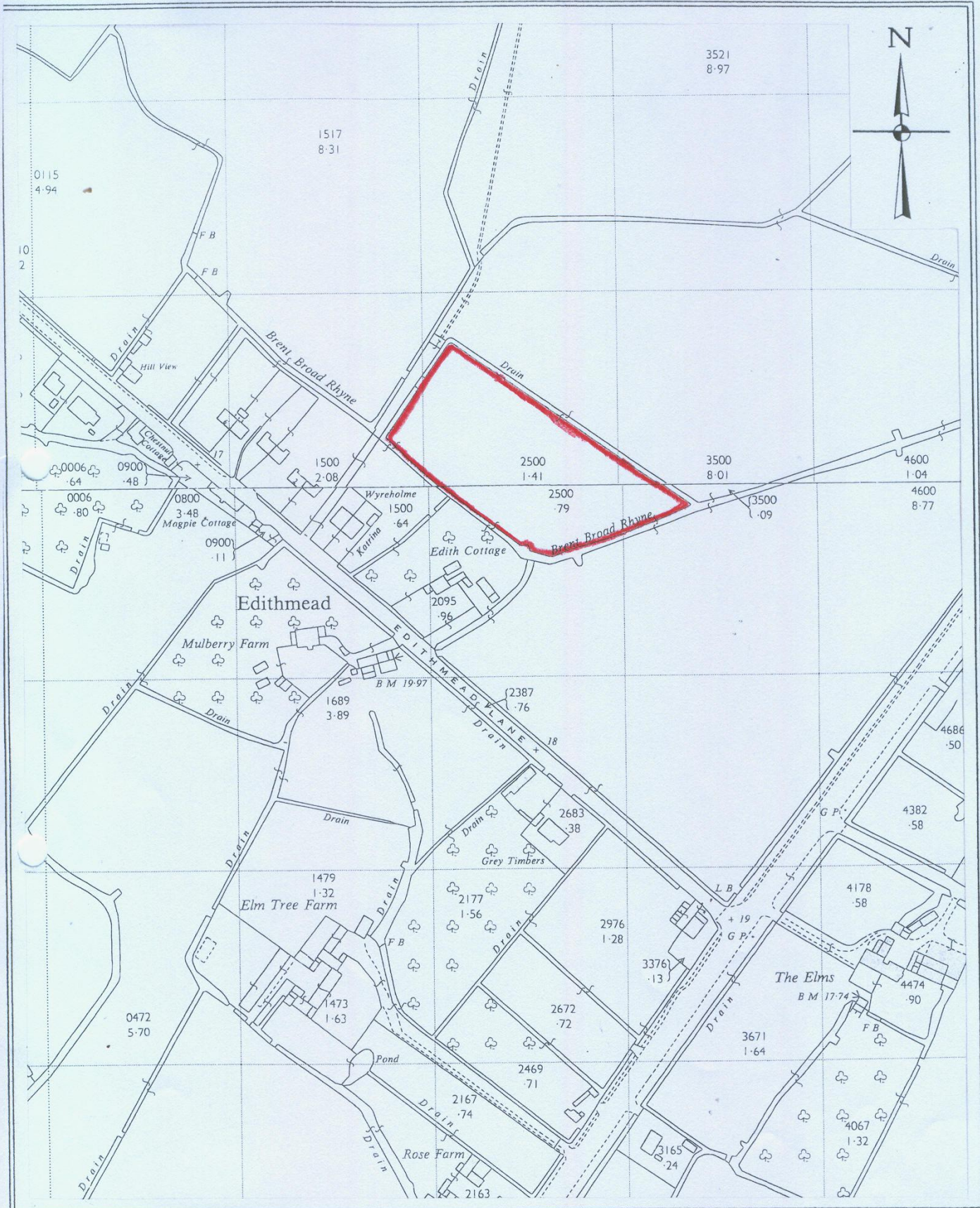
SITUATED AT
EDITHMEAD LANE

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £25,000



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GENERAL REMARKS

VIEWING The land may be viewed on foot only at any reasonable time.

SERVICES No mains services are connected to the land.

Intending purchaser should make their own enquiries into the extent and availability of mains services.

TENURE The property offered is freehold with vacant possession to be given at completion.

INCONSISTENCY

Should there be any discrepancy between these particulars, the general remarks and stipulations and the conditions of sale, the latter shall prevail.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars is sold subject to any development plan, tree preservation order, town planning scheme, resolution or notice which may be or may come to be in force and also subject to any statutory provision or byelaws without obligation on the part of the vendor the Auctioneer or Solicitor to specify them.

RIGHTS OF WAY, EASEMENTS etc.

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light support drainage, water and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in the general remarks and stipulations or not.

PLANS AND PARTICULARS

The purchaser shall be deemed to have knowledge of the property but should any dispute arise as to the boundaries or any points in general remarks or stipulations, particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the auctioneers TAMLYN & SON acting as experts whose decision shall be conclusive and binding on all parties and whose cost shall be paid as they may decide and both parties shall accept as final the award of the auctioneers.

PARTICULARS

These particulars are issued for information only and although every care is taken their accuracy is not guaranteed and shall not be deemed to form part or any contract. Prospective purchasers must rely upon their own inspection of the property and shall obtain verification from their own solicitor before entering into a contract of commitment

PARTICULARS

Fertile and productive pasture land contained within a single enclosure. The land can be accessed from Edithmead Lane.

The land is currently in agricultural use; however may potentially suit equestrian, conservation or amenity uses (subject to any necessary consents). The property extends to 2.20 acres or thereabouts.

The land is outlined in red for identification purposes on the location plan attached.

Schedule

<u>RLR</u>		
<u>Parcel No.</u>	<u>Description</u>	<u>Area</u>
ST 3349 2500	Pasture	2.20 Acres _____
		2.20 Acres =====

