

Tamlyn & Son

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56 High Street
Bridgwater
TA6 3BN



On Instructions of K.J. & S.R. Houghton

CHILTON MOOR

CHILTON POLDEN

BRIDGWATER - SOMERSET

SALE OF

Est. 5.00 ACRES OF AGRICULTURAL LAND

TO BE OFFERED

FOR SALE

BY

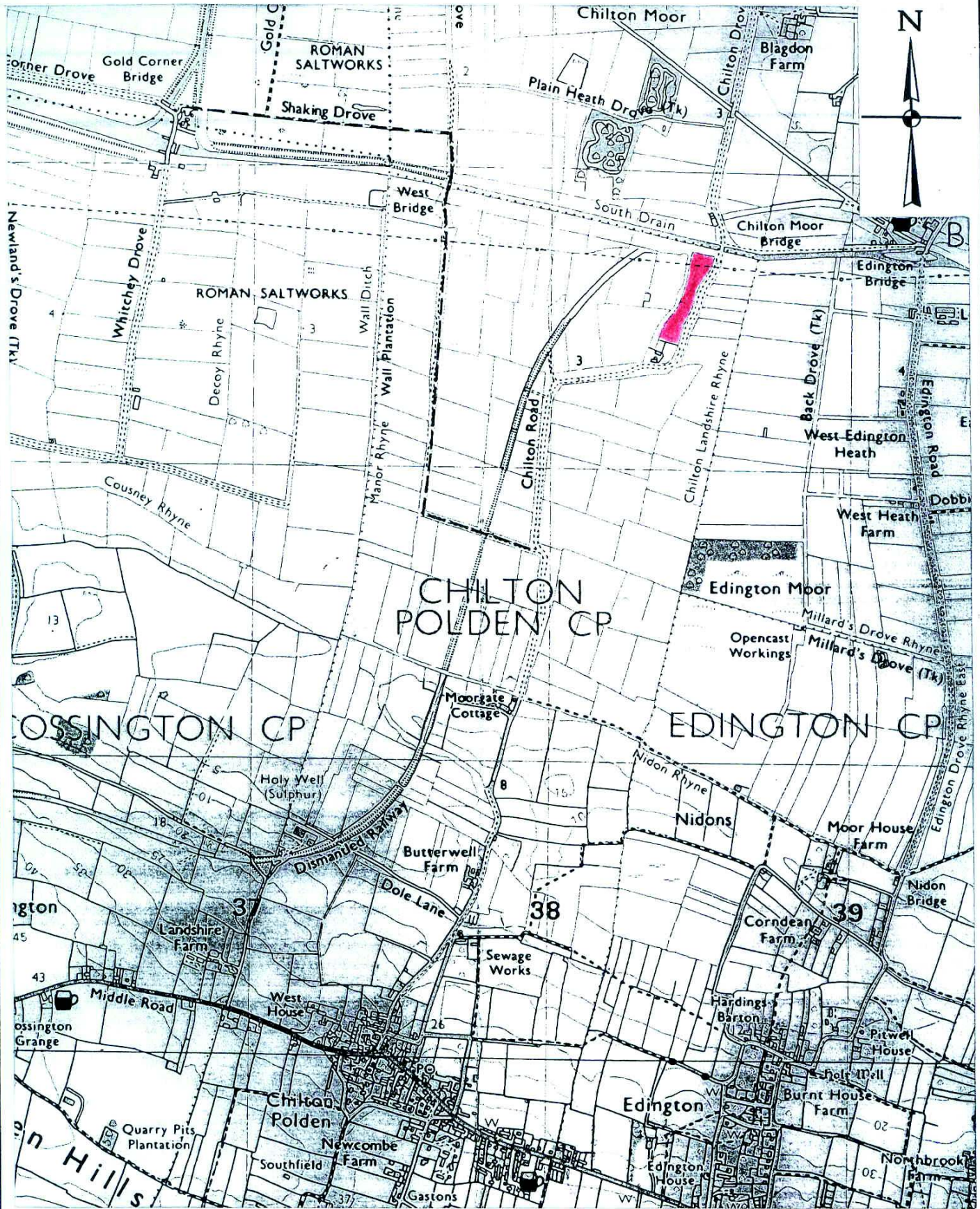
PUBLIC AUCTION

**Bridgwater Office – 56 High Street, Bridgwater
Somerset, TA6 3BN**

01278 454500

Bridgwater@tamlynandson.co.uk

www.tamlyns.co.uk



TAMLYN & SON
 56 HIGH STREET, BRIDGWATER,
 SOMERSET TA6 3BN
 Tel. (01278) 458241 or 458333
 Fax. (01278) 458242

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On Instructions of K.J. & S.R HOUGHTON

CHILTON MOOR

CHILTON POLDEN

BRIDGWATER – SOMERSET

Sale of

Est. 5.00 ACRES OF AGRICULTURAL LAND

For Sale by Public Auction

at

**THE TUDOR FUNCTION SUITE
ST. MARY STREET, BRIDGWATER**

on

**THURSDAY 14th JULY 2011
at 7 pm**

AUCTIONEERS

Tamlyn & Son
56 High Street
Bridgwater
Somerset.
TA6 3BN

Tel. 01278 458241

SOLICITORS

Holley & Steer Solicitors
1 Berrow Road,
Burnham-on-Sea
Somerset.
TA8 2ET

Tel. 01278 788991

VIEWING

The land may be viewed at any reasonable time.

STATUTORY AUTHORITIES

Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset. Tel. 01278 435435

South Western Electricity Board, Priorswood Road, Taunton, Somerset. Telephone 0800 365000

Wessex Water Authority, 1 Clevedon Walk, Nailsea, BRISTOL. Telephone 0845 600 4600

British Gas Trading Limited, 1600 Parkway Court, Oxford Business Park South, Garsington Road, OXFORD, Telephone 08006524040

Natural England, Riverside Chambers, Castle Street, Taunton, Somerset. TA1 4AP.

FIXTURES AND FITTINGS

Items normally designated landlord's fixtures are included in the sale.

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 Solicitors 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.

RESERVE

The property will be offered for sale subject to a reserve price and the vendor and the auctioneers reserve the right to bid. The vendor also reserves the right to sell the whole property or any part thereof prior to auction without disclosing any reserve price or withdraw any part of parts thereof.

SALE CONTRACT AND SPECIAL CONDITIONS OF SALE

The sale contract and special conditions of sale will be available for inspection at the auction and prior to the sale at the offices of Holley and Steer, Solicitors, 1 Berrow Road, Burnham-on-Sea, Somerset. TA8 2ET. Telephone 01278 788991.

PARTICULARS

An attractive block of permanent pasture land found within 2 separate enclosures extending to Est. 5.00 acres, with frontage to Chilton Road. The land benefits from natural watering and access from a council road near the South Drain. The land may be suitable for agricultural, amenity, equestrian or other uses subject to any necessary consent.

The land is currently included within a Higher Level Stewardship Agreement which expires on the 31st October 2018. The current options within the Higher Level Stewardship agreement are HK12 – Restoration of wet grassland for wintering waders and wildfowl, and permanent grassland for Article 13. The land currently receives an annual payment of £515.10 from Natural England for the HLS agreement.

The field is numbered as ST 3842 4557 extending to Est. 2.02 ha on the RPA rural land register map. Single Payment Entitlements will be available for transfer to the purchaser (subject to RPA approval).

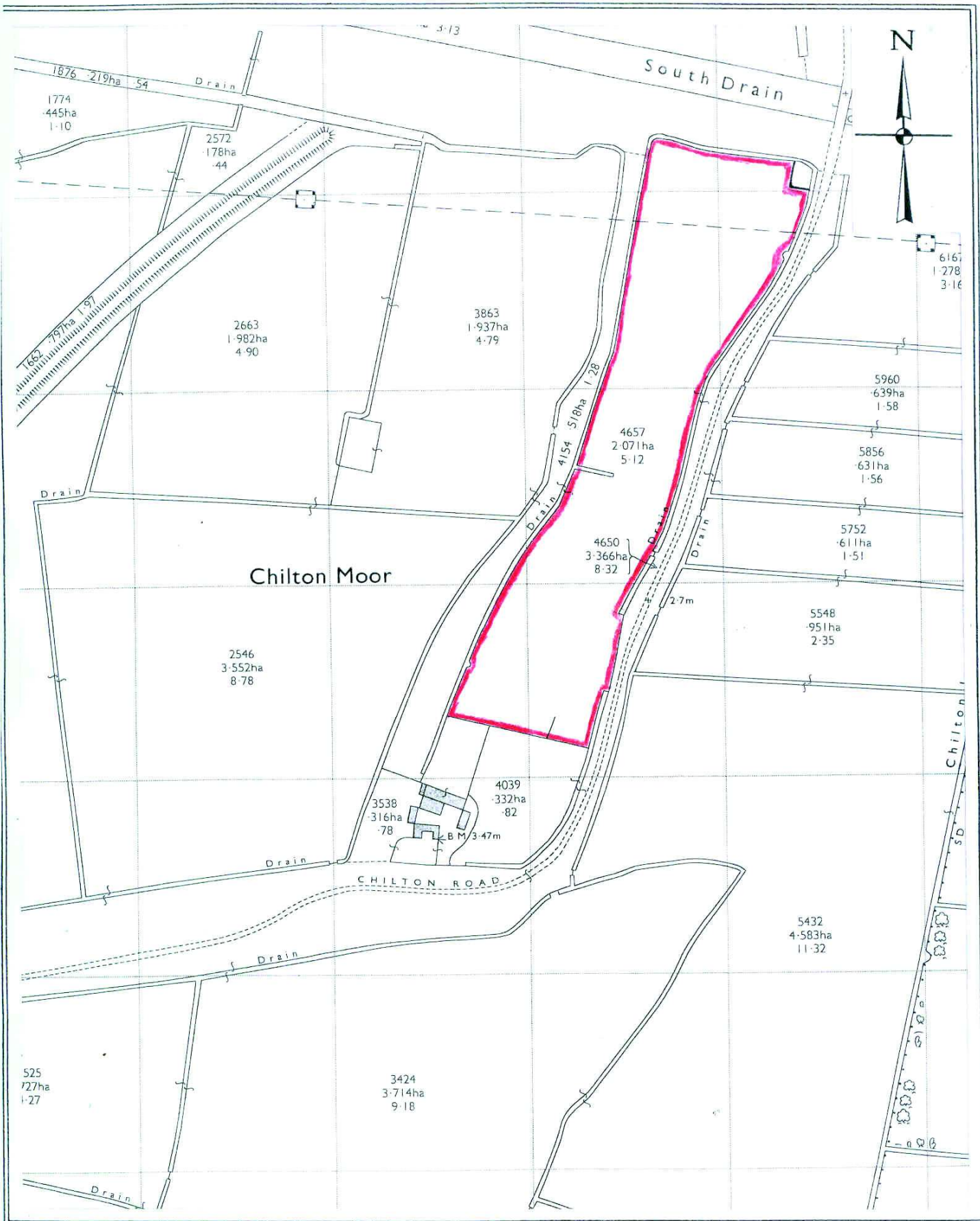


<u>N.G. Field Parcel No</u>	<u>Description</u>	<u>Area - Acres</u>
Pt ST 3842 4657	Permanent Pasture	Est 5.00 Acres

Outlined in red on attached map.

Note:

The vendor is retaining ownership of a small area upon which is situated an electricity pole and meter equipment with appropriate rights of access thereto.



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