



Land at Splatt Lane

| Bridgwater, Somerset

| **Carter Jonas**

Land at Splatt Lane
Spaxton
Bridgwater
Somerset
TA5 1DB

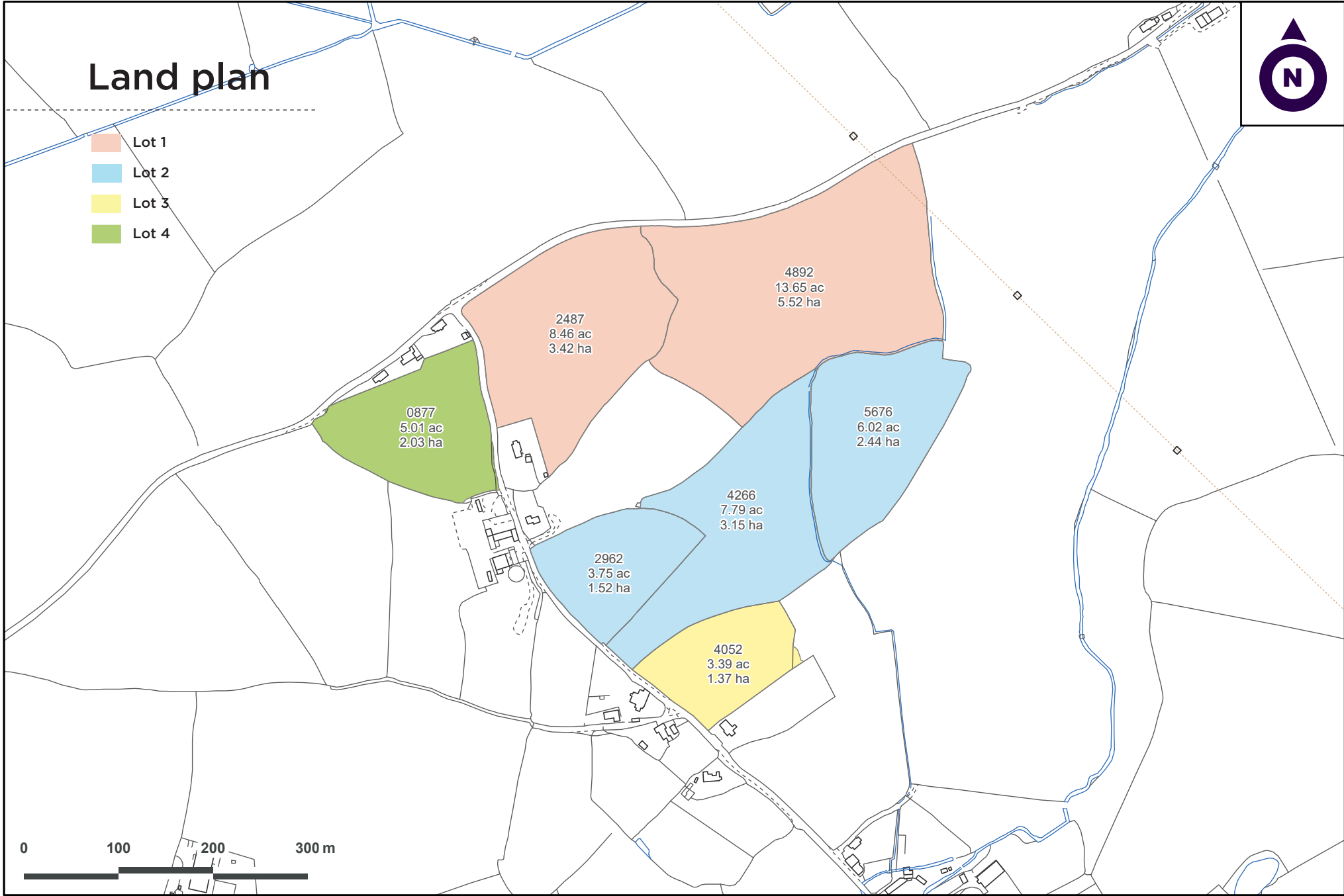
Pasture and arable land for sale
in four separate lots.

The land at Splatt Lane comprises four parcels of productive arable and pastureland offered for sale in four separate lots.

In all extending to 48.07 acres.

For sale by online auction to conclude at staggered times on the afternoon of Wednesday 5th February.

Carter Jonas



Property

Lot 1 comprises two arable field enclosures totalling 22.11 acres with access from the road along the northern boundary.

Lot 2 comprises three arable field enclosures totalling 17.56 acres with access from Splatt Lane along the western boundary.

Lot 3 comprises a single arable field enclosure of 3.39 acres with access from Splatt Lane along the western boundary.

Lot 4 comprises a single enclosure of pastureland totalling 5.01 acres with access from Splatt Lane along the eastern boundary, and from the road along the northern boundary.

Location

The land is located along Splatt Lane, a short distance to the north of the village of Spaxton on the edge of the Quantock Hills and close to the A39.

Tenure

The freehold of the land is offered for sale. Lots 1, 2, and 3 are subject to a Farm Business Tenancy which expires on 31st October 2025. Lot 4 will be sold with vacant possession upon completion of the sale. The land will be sold subject to a covenant to use the land for agricultural, equestrian, horticultural, and/or forestry purposes.



Method of Sale

The land is offered for sale by online auction with a guide prices* as listed below. The property will be sold subject to reserve prices**. The online auctions will conclude on Wednesday 5th February 2025 with Lot 1 concluding at 1pm, Lot 2 concluding at 2pm, Lot 3 concluding at 3pm, and Lot 4 concluding at 4pm.

Lot 1: £230,000 guide price.

Lot 2: £185,000 guide price.

Lot 3: £50,000 guide price.

Lot 4: £70,000 guide price.

For further information, to register to bid, and review the auction pack, visit carterjonas.co.uk/property-auctions.

*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

**The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction.

The lot may be sold to the highest bidder at or above the reserve price, but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change. Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

Health & Safety

Potential purchasers should take particular care when inspecting and accessing the land.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

Potential purchasers may view the land during reasonable daylight hours after informing the selling agents, Carter Jonas, on 01823 428590.

Directions

Heading through the village of Spaxton from the Quantock Hills, turn left onto Splatt Lane opposite Spaxton Primary School. Continue along Splatt Lane and the land will be found with reference to the land plan.



Lot 1: /// grabs.uniform.resolves

Lot 2: /// crusher.sideline.steps

Lot 3: /// muted.closed.carpentry

Lot 4: /// photocopy.woods.suffice



Taunton

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