



Land at Spaxton

Bridgwater, Somerset

Carter Jonas

Land at Spaxton
Bridgwater
Somerset
TA5 1HQ

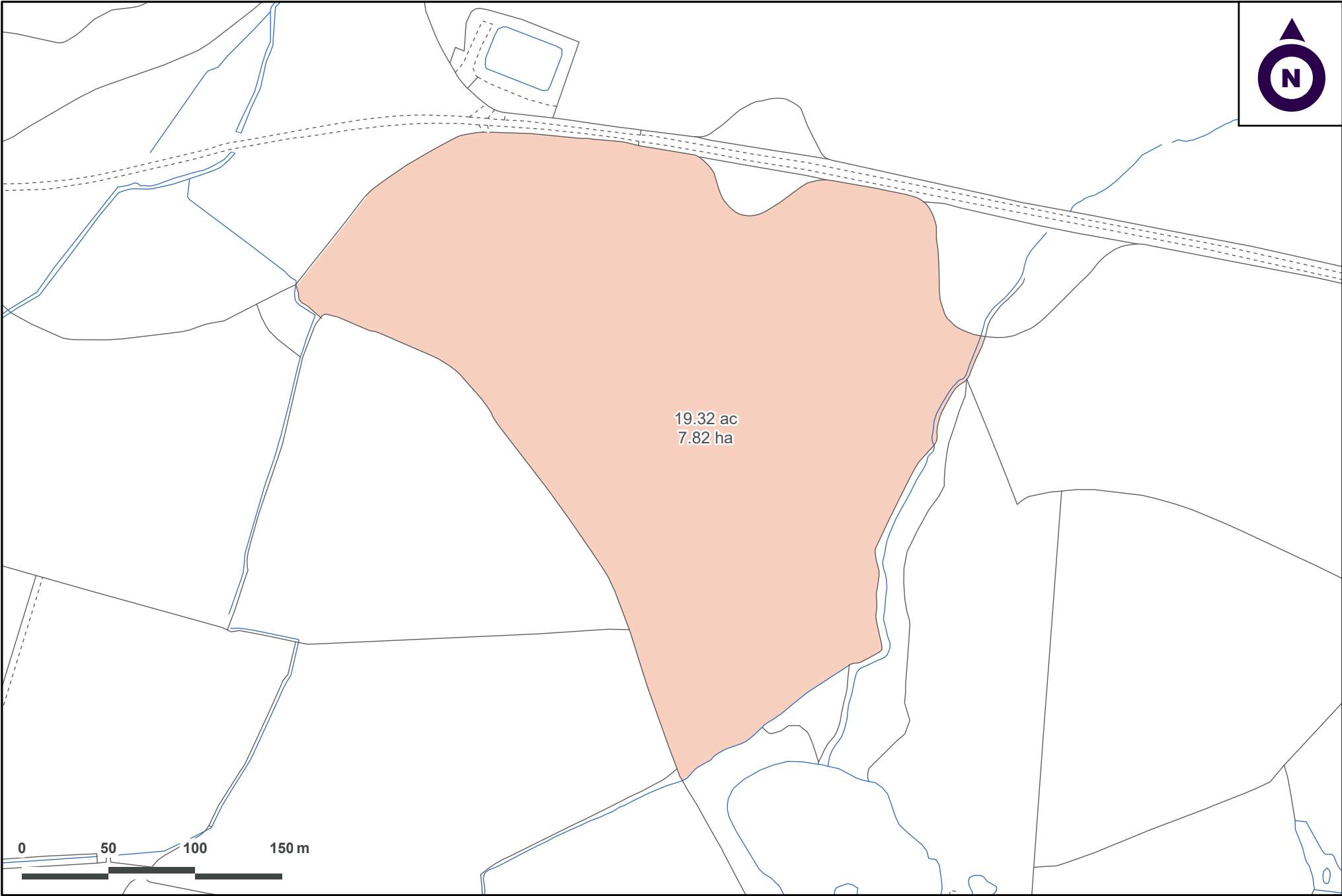
A level enclosure of
productive arable land.

The land at Spaxton comprises a single arable field enclosure with access from a stone track known as the old coach road.

In all extending to 19.32 acres

For sale by online auction with an auction finish time of midday on Wednesday 5th February 2025.

Carter Jonas



Property

The land comprises a single arable field enclosure with two access gates from the stone track running along the northern boundary. The field extends to 19.32 acres.

Location

The land is located between the villages of Over Stowey and Spaxton on the edge of the Quantock Hills and close to the A39.

Access

The land will be sold with the benefit of a right of way over the stone track along the northern boundary with access from both Tuxwell Lane at the eastern end of the track and Plainsfield Road at the western end of the track.

Health & Safety

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

Tenure

The freehold of the land is offered for sale subject to a Farm Business Tenancy which expires on 31st October 2025. 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 price* of £200,000. The property will be sold subject to a reserve price**. The online auction will conclude at midday on Wednesday 5th February 2025.

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.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

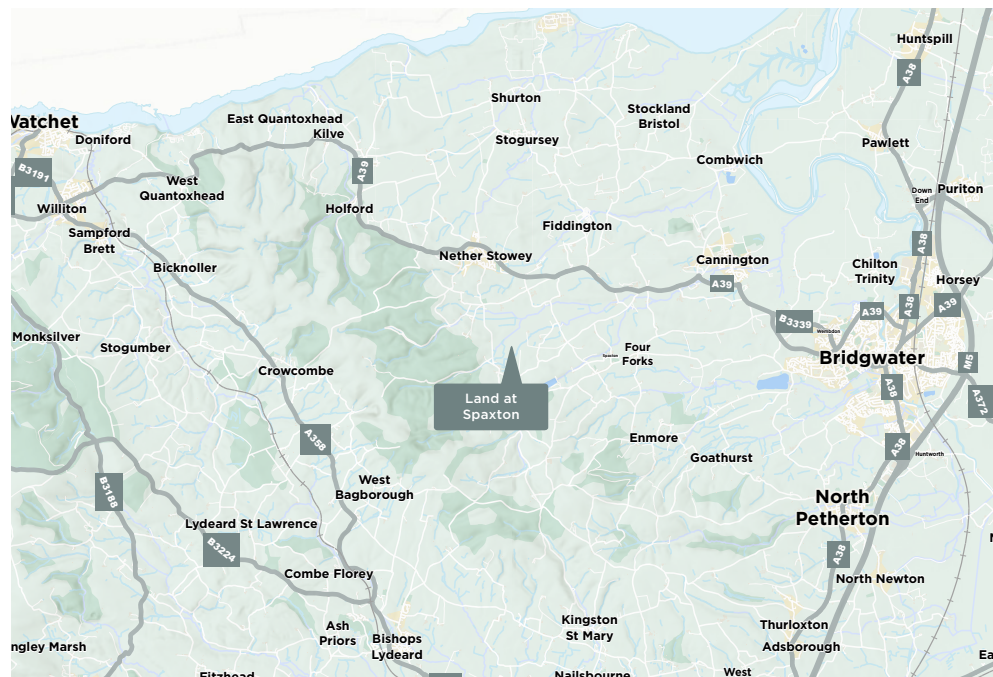
Potential purchasers may view the land during reasonable daylight hours after informing the selling agents, Carter Jonas, on 01823 428590.

Directions

Heading along the straight section of road from Plainsfield to Over Stowey on Plainsfield Road, turn right opposite the gatehouse onto the stone track. Follow this until you reach the end of the first section of woodland on your right, and the entrance to the field will be found on your right.



/// crossings.outdoor.servants



Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE