



Land at Spaxton

| Bridgwater, Somerset

| **Carter Jonas**

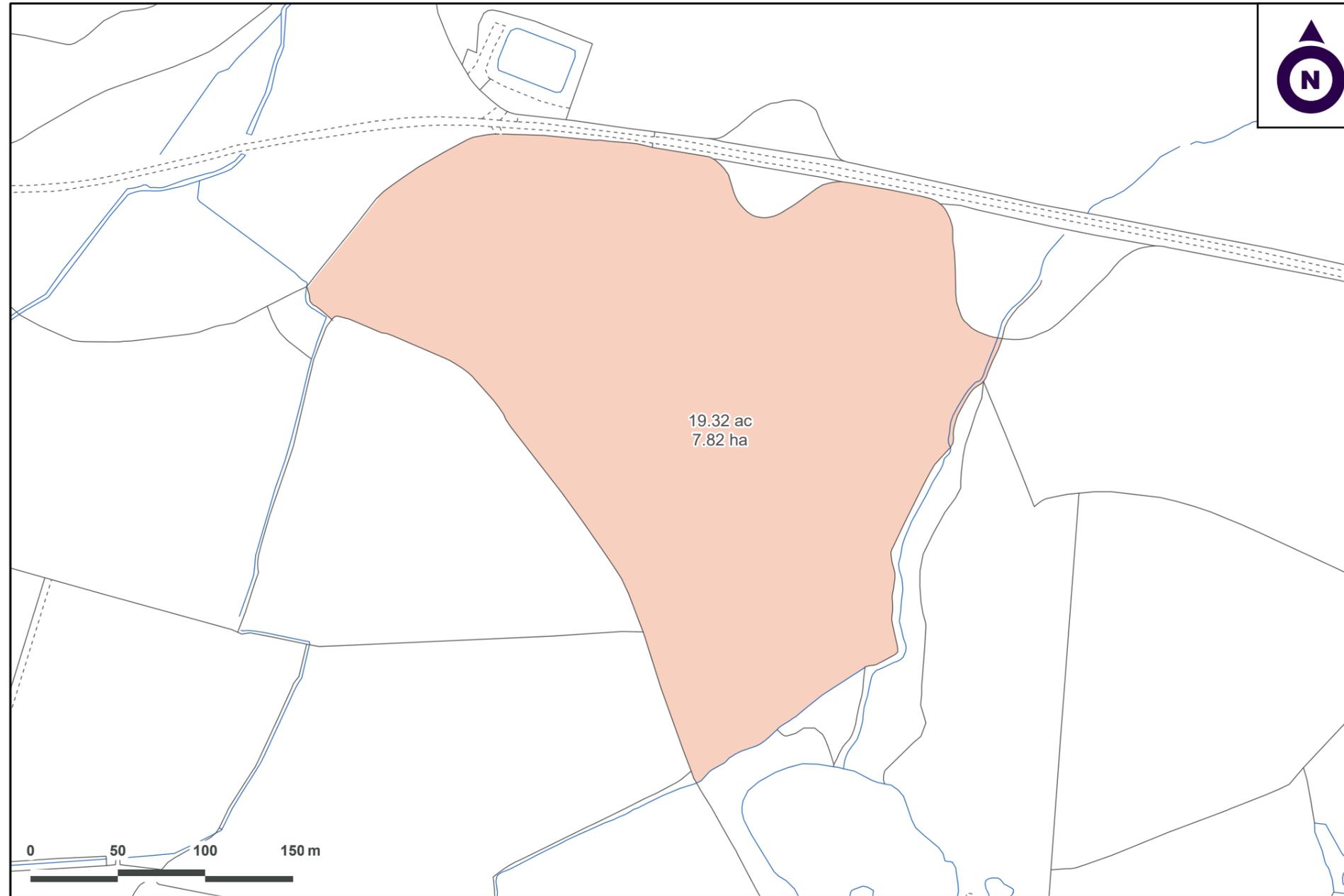
# Land at Spaxton Bridgwater Somerset TA5 1HQ

## 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.



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## 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](http://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](http://www.somerset.gov.uk)

## Viewings

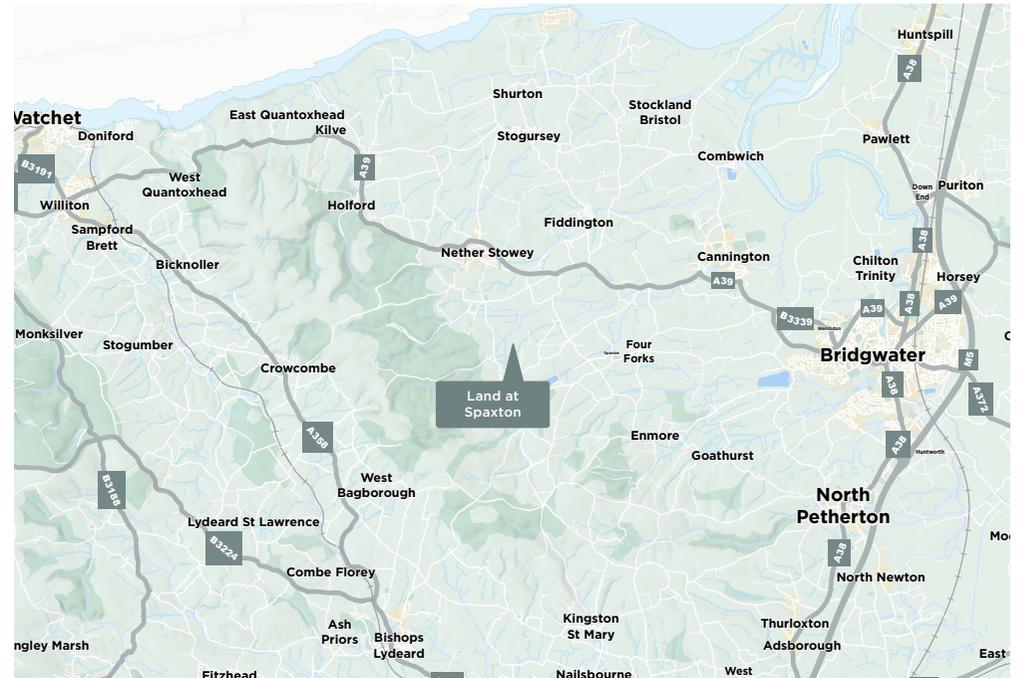
Potential purchasers may view the land during reasonable daylight hours after informing the selling agents, Carter Jonas, on 01823 428590.

## 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

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