



Land to the East of Lovedere Farm

Goathurst, Bridgwater

Carter Jonas

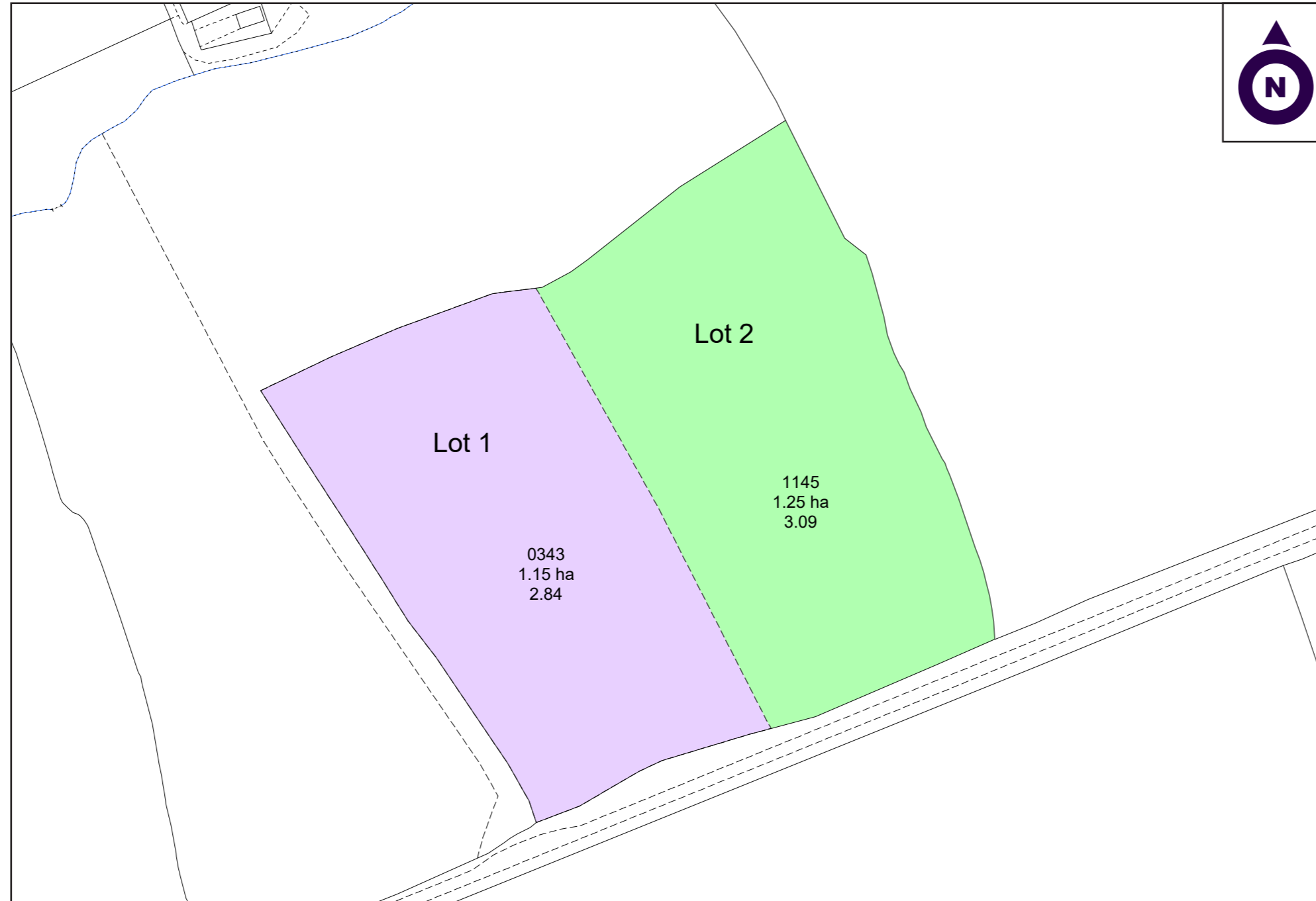
**Lots 1 and 2 Land to the East of Lovedere Farm
Goathurst
Bridgwater
Somerset
TA5 2DD**

Two roadside paddocks for sale on the edge of Bridgwater.

The land is offered for sale in two separate lots by online auction.

Lot 1 extends in total to 2.84 acres with a finish time of midday on Wednesday 24th September.

Lot 2 extends to 3.09 acres with a finish time of 2pm on Wednesday 24th September.



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Location

The land is located in a rural position with direct road access yet only about 3 miles from Bridgwater town centre.

The nearby villages of Goathurst and Enmore both lie at the foot of the Quantock Hills and the latter provides local amenities including a pub, church, primary school and golf club.

The Land

Both paddocks are laid to grass with hedging and post and wire boundaries with individual roadside access. The land is level with a gentle slope towards the northern boundary. The land would be suitable for grazing or to service other agricultural interests.

Lot 1 extends to 2.84 acres.

Lot 2 extends to 3.09 acres.

It should be noted that although there is a gate between the two paddocks, there is no access between the lots, as each has its own roadside access and are being sold separately.

Method of Sale

The land is offered for sale by online auction in two separate lots, each with a guide price* of £45,000.

Lot 1 has an auction finish time of midday (12noon) on Wednesday 24th September 2025.

Lot 2 has an auction finish time of 2pm on Wednesday 24th September 2025.

The property will be sold subject to a reserve 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.

Tenure & Possession

The freehold interest is offered for sale with vacant possession available upon completion.

Health & Safety

Potential purchasers should take particular care when inspecting the site.

Services

Water is not connected to the land.

Local Authority

Somerset Council
www.somerset.gov.uk

Viewings

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

Directions

From Bridgwater, at the traffic lights, head South West on West Street. After about 1.4 miles, turn left onto Enmore Road. After 0.5 miles, turn left and after about 0.7 miles, the land will be found on your right hand side.



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