



gth

LAND OFF ELMWOOD AVENUE

Bridgwater, Somerset, TA6 6AL

gth.net

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Two parcels of permanent pasture extending in all to approximately 9.11 Acres (3.69 Hectares).

For Sale by Private Treaty

Guide Price £80,000

Description

The agricultural land comprises two adjacent enclosures of permanent pasture extending to approximately 9.11 acres (3.69 hectares) situated off Elmwood Avenue and adjacent to the Bridgwater & Taunton Canal.

The sale represents an opportunity to acquire land situated in a superb location adjoining the seemingly ever expanding town of Bridgwater. The land is level in topography and, although it has been more recently utilised for livestock grazing, it affords itself to a great number of alternative uses, subject to planning.

Situation

The land immediately adjoins the town of Bridgwater with access available off of the residential street known as Elmwood Avenue. There is also an additional right of way access over the property known as Devon Cottage, situated to the North East of the land.

The land has excellent access to the M5 motorway with junction 24 situated only 1.5 miles to the South of the land. The land adjoins the Mead Eco Park, which is an area of low lying farmland with informal footpaths which encourages wildlife and access to the countryside.



Services

The land benefits from natural watering with livestock drinking water available from the surrounding field ditches.

Designations & Environmental Schemes

The land is not registered for the Basic Payment Scheme or entered into any Agri Environment Schemes.

Tenure & Tenancies

The land is of freehold tenure and is currently let on a grazing agreement until end October 2022 when vacant possession will be available.

Rights of Way, Easements & Restrictive Covenants etc.

The land is sold subject to any rights of way, wayleaves, rights of easements which exist at the time of sale, whether they are mentioned in these particulars or not.

There is a single public footpath that crosses through the field parcels.

Outgoings

Annual drainage rates are payable on the land to the Somerset Drainage Boards Consortium.

The map shows the following features:

- Waterways:** River Parrett, Bridgwater and Taunton Canal, Durleigh Brook, and Hamp Brook.
- Streets:** Broadway, Friar's Avenue, West Street, Friar's Lane, Elmwood Avenue, Fernleigh Avenue, Hamp Green Rise, Ashleigh Avenue, Rhode Lane, Southgate Avenue, and Taunton Road.
- Landmarks and Buildings:** Robert Blake Science College, Robert Blake and Elmwood Leisure, Hamp Nursery and Infants School, Hamp Academy, Elmwood School, Skes, and Browne's Pond (shaded red).
- Other Features:** Recreation Ground, Skateboard Park, Sluice, Towing Path, and various smaller paths and drains.

Sedgemoor District Council, Kings Square,
Bridgwater, Somerset, TA6 3AR. Tel: 0300
303 7800
Email: customer.services@sedgemoor.gov.uk

The land may be viewed at any reasonable time during daylight hours, without an appointment, on foot whilst in possession of the sale particulars. For further details please contact the Sole Agent, Greenslade Taylor Hunt, on 01278 410250 or paul.ashton@gth.net

Due to the location of the land adjoining the town of Bridgwater, a future development uplift clause will be inserted into the sale contract. This will be charged at any use other than agricultural at 30% for a period of 25 years.

From Bridgwater, turn off of the A38 Taunton Road onto Elmwood Avenue. Proceed to the sharp left hand bend where the land can be found on the right hand side.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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Greenslade
Taylor Hunt



Agent

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