

LAND AT MOOR ROAD



SUTTON MALLET, BRIDGWATER





**40.52 acres (16.40 ha) of land
at Moor Road, Sutton Mallet,
Bridgwater, Somerset,
TA7 9AR (nearest postcode)**

*A rare opportunity to purchase a ring fence block
of productive land situated close to the village of
Sutton Mallet, Nr Bridgwater.*

For Sale by Public Auction on Wednesday 21st Oc-
tober 2026 at 2pm at Aldwick Estate, Redhill,
Bristol, BS40 5AL

Auction Guide: £275,000

SITUATION

The land situated on the outskirts of the village of Sutton Mallet with Bridgwater lying approximately 5 miles distant to the west. The A39 is within easy reach to the north which provides road links to Street and junction 23 of the M5 motorway.

DESCRIPTION

This presents a rare opportunity to purchase a productive ring fence block of level land extending to 40.52 acres (16.40 ha) or thereabouts close to the village of Sutton Mallet and within a short distance of the A39. The land benefits from two points of direct road access from Moor Road to the south together with a mains water trough connected. The land is bordered by natural watercourses offering natural watering and mature hedgerow boundaries to part. The land has historically been used within an arable rotation, being recently cropped to spring barley, maize and a grass ley. However, the sellers have now re-seeded all of the land to a grass ley. The land is classified as Grade III under the DEFRA Land Classification Map.

There is a drainage board maintained rhyme, being Paddocks Rhyme which runs through the centre of the land. The land is well-drained, with the northern parcel having been under-drained with land drains.

SERVICES

There is a mains water trough connected to the land and the bordering watercourses offer natural watering.

DIRECTIONS

From the town of Street, proceed west on the A39, Bath Road, passing through the villages of Walton and Ashcott. On exiting the village of Ashcott, proceed on the A39, Bath Road, for a further 3 miles. At the staggered crossroads, turn left onto Moor Road, signposted 'Sutton Mallet & Stawell'. Continue on Moor Road into the village of Sutton Mallet, continuing through the village on Church Road. On exiting the village, the land will be situated in front after approximately 0.1 miles on the gentle left bend.

From Junction 23 of the M5 motorway, proceed east onto the A39, Puriton Hill, and follow the road passing the villages of Knowle and Bawdrip. Having passed the turning to Cossington continue for a further 0.8 miles and take the right turn signposted 'Stawell'. Continue down the hill on Ford Lane into the village of Stawell. At the T-junction, turn right onto Stawell Road and follow the road round to the left. After approximately 0.9 miles, turn left onto Ward Lane and continue for 1 mile where the entrance to the land will be on the left.

WHAT 3 WORDS

For the exact location download the app and enter; **///typified.bliss.sprinkler**

DESIGNATIONS

The land is situated within a SSSI Impact Risk Zone where planning applications are assessed for likely impacts on nearby SSSIs/SACs/SPAs & Ramsar Sites.

TENURE

The land is of a freehold tenure with vacant possession. Completion will be 6 weeks from the date of the auction.

LOCAL AUTHORITY

Somerset Council (Planning North).

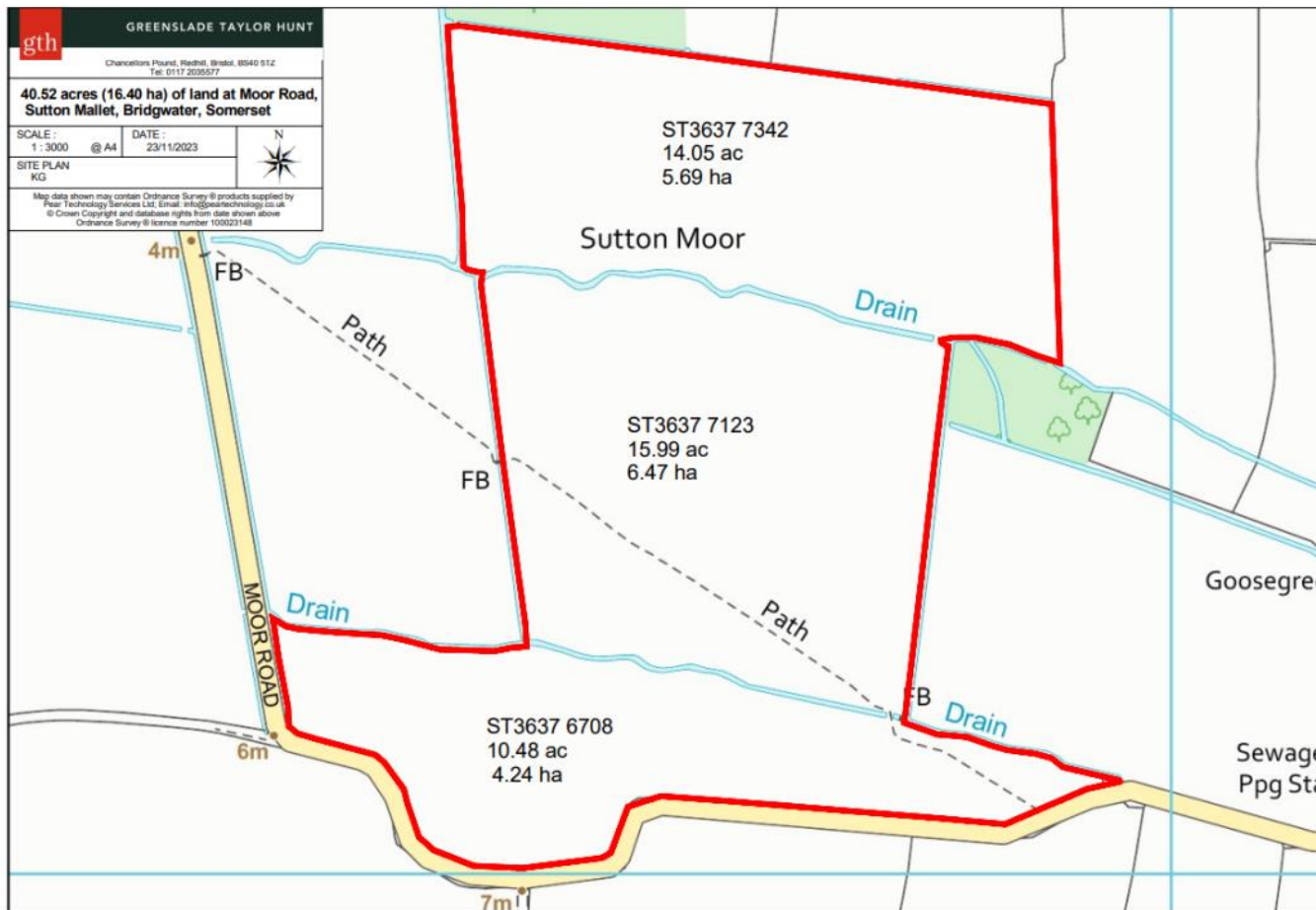
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There is a public footpath (BW 31/12) which traverses the land from the south eastern corner to the western boundary.

There is a mains sewer which traverses the central field parcel.

The seller's will reserve an easement across the land for the benefit of mains water which serves their retained land. The seller will install a sub-meter within 1 month of completion and will have a right of access to maintain, repair and replace the water pipe serving their supply.

The land is sold and so far as required by the Vendors will be conveyed subject to all easements quasi-easements, privileges and advantages (whether way of water, drainage, light or laying and maintaining water and other pipes or mains of any nature whatsoever) for the benefit of any other property as the owner, tenants or occupiers thereof now or have been accustomed to use, enjoy or exercise. The property is sold subject to all easements and wayleaves of telegraphic and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas, and



IMPORTANT NOTICE

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.

CONSUMER PROTECTION REGULATIONS

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you please contact the office and we will be pleased to confirm the position for you, particularly if you are contemplating travelling some distance to view the property.

Guide Price: An indication of the seller's current minimum price at auction. The guide price of range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements offering the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority and any other statutory body affecting the same.

Other than this the property is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and way leaves of telegraphs poles, drains and wires, electric pylons and cables, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

FLOODING

According to information from the Environment Agency, the land is within Flood Zone 3.

OUTGOINGS

Drainage rates are payable to the Somerset Drainage Boards Consortium which equate to approximately £2 - £4 per acre per annum.

STATUTORY DESIGNATIONS

The land is situated within a SSSI Impact Risk Zone where planning applications are assessed for likely impacts on nearby SSSIs/SACs/SPAs & Ramsar Sites.

HEALTH AND SAFETY

Our Health and Safety policy requires that all interested parties undertaking viewings, if accompanied by a member of GTH staff, must wear their own Personal Protective Equipment (PPE). If interested parties do not adhere to our policy and view the property unaccompanied (or without PPE) then they do so at their own risk, and we/the seller cannot be held liable for any personal injury or claim for compensation.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is subject to a Sustainable Farming Incentive agreement. Further details can be obtained from the selling agents, but the seller will remove the options from the land on completion. The seller will retain the de-linked BPS monies.

DEVELOPMENT CLAWBACK

The land will not be sold subject to any development clawback provision.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be or which may come to be in force, and also subject to any statutory provision of byelaws without any obligation on the part of the Vendors to specify them and the Purchaser shall be deemed to have full knowledge of and to satisfy themselves about the provisions of any such matter affecting the property.

METHOD OF SALE

The property will be offered for sale by Public Auction and online livestream auction on Wednesday 21st October at 2pm at Aldwick Estate. It is possible the property may be sold prior to the action date therefore it is advisable for

interested parties to register their interest with the Agents and it is their responsibility to check with the Agents whether the property will still be offered on the auction date.

BIDDER REGISTRATION

All potential bidders are required to register with their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration. <https://bit.ly/PropertyAuctionsGTH>. Registration for the auction closes 48 hours prior to the auction date. Those attending the auction room to bid in person will complete bidder registration form either online or at one of our offices. All prospective bidders must provide 2 forms of Identification and source of funds in order to register. Further details are available from the Agents upon request, or at the following link : [Blog | A Guide to Buying Property At Auction? | GTH](#)

BUYERS ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a Buyer’s Administration Fee based upon the eventual sale price to the selling Agents. See our Terms & Conditions for Livestream and In Room Auctions for further details.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online at Future auctions held by Greenslade Taylor Hunt Online (eigroup.co.uk). These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter. These documents will not be read at the time of sale and all prospective purchasers will be deemed to have bid for the property in full knowledge of their contents and shall not raise any requisition or objection whatsoever thereafter

AGENTS NOTE

The purchaser is to contribute £750 plus VAT towards the sellers legal fees, which will be payable on completion.

VIEWING

Unaccompanied viewings within daylight hours with a set of particulars in hand. Selling Agents: Greenslade Taylor Hunt, Chancellors Pound, The Pound, Redhill, Bristol, BS40 5TZ Tel: 0117 203 5577 Email: farms.redhillbristol@gth.net



Produced on Land App, May 13, 2025.
© Crown copyright and database rights 2025 (licence number 100059532).

