

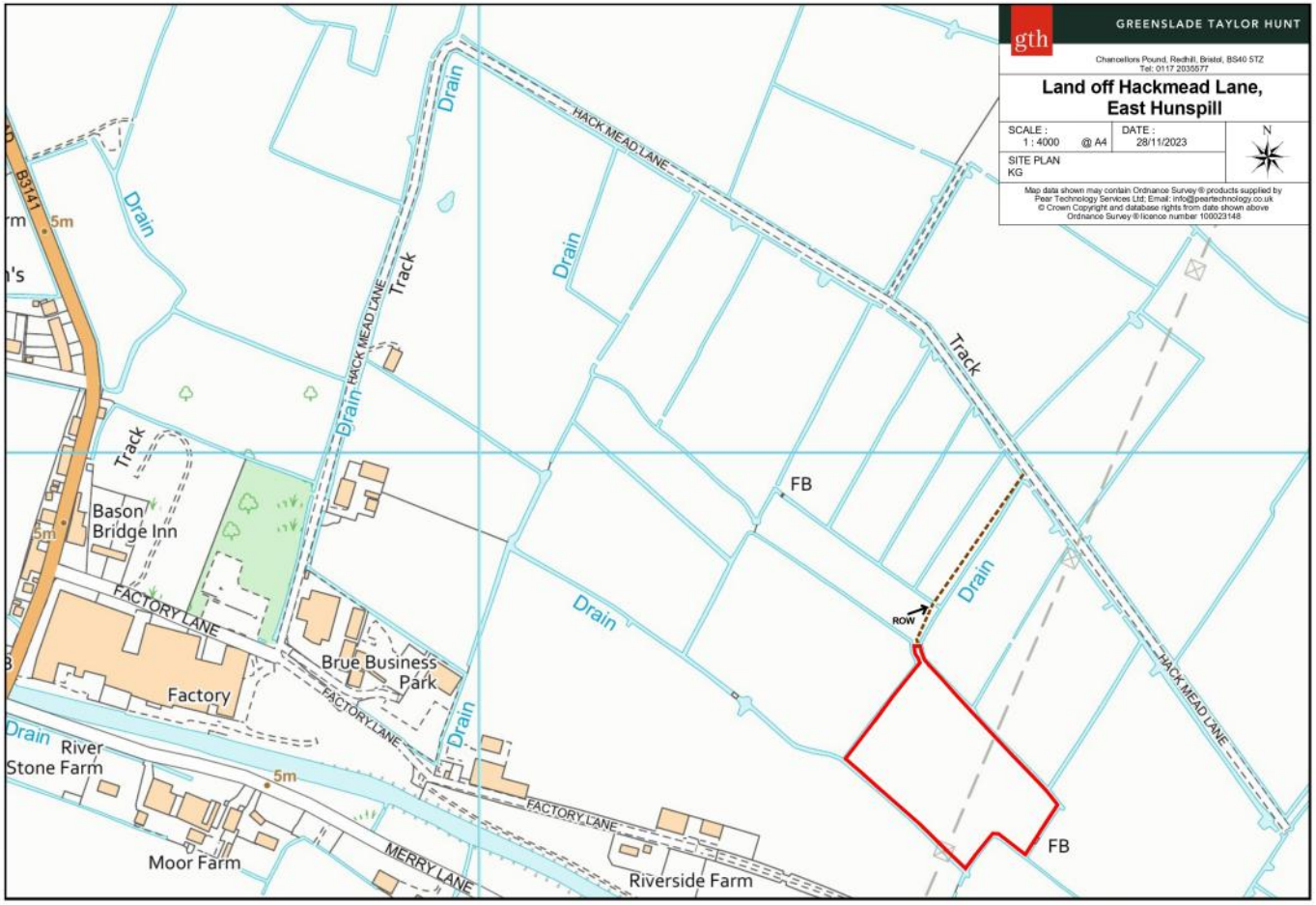
LAND AT HACKMEAD LANE, EAST HUNTSPILL, SOMERSET

4.12 acres (1.67 ha) of agricultural pasture land

at Hackmead Lane, East Huntspill, Somerset TA9 3PS (nearest postcode)

For sale by Auction in room and via livestream on Wednesday 20th May 2026 at 2pm at Aldwick Estate, Redhill, Blagdon, Bristol BS40 5AL

Guide Price: £35,000*



DESCRIPTION

An opportunity to acquire a single parcel of level permanent pasture land extending to 4.12 acres (1.67 ha) or thereabouts (taken from the 1970s OS data). The land benefits from natural watering, being bordered by watercourses and is accessed by a right of way over adjoining land leading to Hackmead Lane to the north. The land offers potential purchasers a wealth of opportunity for amenity and environmental uses subject to obtaining the necessary statutory consents. The land is classified as Grade III according to the DEFRA Land Classification Map.

DIRECTIONS

From the village of East Huntspill, proceed north on Church Road. At the Basonbridge Inn, turn right onto Factory Lane and after approximately 0.1 miles turn left onto Hackmead Lane. Follow Hackmead Lane for approximately 0.7 miles. Vehicular access is only available with a 4x4 over Hackmead Lane and given the current conditions, we advise prospective viewers to access the land on foot.

SERVICES

There are no mains services connected to the land. The land benefits from natural watering.

OUTGOINGS

The land is subject to drainage rates payable to the Somerset Drainage Boards Consortium being 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.

BASIC PAYMENT SCHEME

The seller will be retaining the de-linked payments for 2026 onwards. The land is not entered into any Higher Level Stewardship or Mid-Tier Countryside Stewardship agreements.

TENURE AND POSSESSION

The property is sold as freehold with the benefit of full vacant possession. Completion will take place **6 weeks** after the auction date.

METHOD OF SALE

The property will be offered for sale via in room and online livestream auction on Wednesday 20th May 2026 at 2pm at Aldwick Estate, Redhill, Blagdon, Bristol BS40 5AL.

https://www.gth.net/auctions/auction-room-and-livestream-auctions It is possible the property may be sold prior to the auction 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.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale, should be obtained online or alternatively from the vendor's solicitors: Holley & Steer, Tregunter, 1 Berrow Road, Burnham-on-Sea, Somerset, TA8 2ET. Tel: 01278 788991; email: brendansteer@holleyandsteer.co.uk

https://auctioneertemplates.eigroup.co.uk/futureauctions.aspx?a=1110&c=gtn. 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.

BUYER'S 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.

BIDDER REGISTRATION

All potential bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing our online bidder registration. Further details are available from the Agents upon request. https://www.gth.net/auctions/auction-room-and-livestream-auctions

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 or 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.

LOTTING

It is anticipated that the property will be offered as lotted, but the Vendor reserves the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or amend any lot or any part prior to the sale. No responsibility can be accepted for any expenses incurred by intending purchasers inspecting properties which have been sold, let or withdrawn.

SALES PRIOR

It is possible that properties may be withdrawn/sold prior to the auction. It is advisable for interested parties to register their interest with us and it is their responsibility to check with the Auctioneers whether a particular lot will be offered or if it has been withdrawn.

CONDITIONS OF SALE

If you are the successful Buyer you will - from the moment the Auctioneer's gavel falls - become legally bound by the Conditions of Sale in relation to that Lot. Further details are available from the Agent. It will be assumed that you have read and considered the Conditions of Sale and any other relevant documents for the Lot (s) you are interested in before the day of the Auction, that you have shown them to your professional advisors and taken their professional advice before bidding. All buyers will be deemed to fully understand what they may be liable for if successful in purchasing. This should also include Stamp Duty Land Tax, Land Registry fees and VAT which may become payable on completion. If a potential purchaser is in any doubt they should seek advice from their own professional advisors.

AGENTS NOTE

The successful purchaser(s) is required to contribute £1,000 plus VAT towards the sellers costs.

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.

DEVELOPMENT CLAWBACK

There will be no development clawback provision included within the sale.

WAYLEAVES AND EASEMENTS

The property 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 telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other referred to in these Particulars or not) at present erected on and passing over or under the property, and subject to the Agreements affecting the same (if any) and to the Town and Country Planning Scheme, or County, Local Authority or any other statutory body affecting the same.

RIGHTS OF WAY

The land is accessed by an agricultural right of way over the adjacent land to the north as shown brown on the attached plan. We are not aware of any rights of way which traverse the land.

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.

WHAT.3.WORDS

For the exact location of the access land download the app and enter **/// locked.painting.undertook**.

For the entrance to the subject land enter
///songbird.fend.typed

AUCTION AGENTS

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RIGHT OF WAY ACCESS





DROVE ACCESS