



32.82 ACRES AT LONG MOOR DROVE, HUNTSPILL MOOR, BRIDGWATER

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.

SERVICES

No mains water connected, however the land benefits from natural ditch water.

TENURE & POSSESSION

The land is of Freehold title with vacant possession available upon completion of the purchase.

OUTGOINGS

The land is subject to Drainage Rates payable to the Axe Brue Drainage Board of £2-£3 per acre per annum.

BASIC PAYMENT SCHEME

No delinked payments are attached to the land or included in the sale.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Sustainable Farming Incentive (SFI), ELS or HLS agreements.

STATUTORY DESIGNATIONS

The land is in an SSSI Impact Risk Zone.

DEVELOPMENT CLAWBACK

There is no Development Clawback Clause on the land.

TOWN AND COUNTRY PLANNING

The land, 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.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Environment Agency own a 15m strip between the river and the land which has no boundary and is run with the land. We do not believe any formal agreement or rental payment have been paid to the Environment Agency.

TENURE AND POSSESSION

The land is Freehold Title with Vacant Possession available on completion.

AGENTS

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Viewing

At any time during daylight hours on foot only.

Please keep the field gate shut at all times.

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