

gth



3.56 ACRES AT BADGWORTH, AXBRIDGE, SOMERSET

3.56 acres of Agricultural Land at Badgworth, Axbridge, Somerset BS26 2QP (nearest postcode)

*For Sale by Auction in room and livestream on
Wednesday, 21st October 2026 at 2pm*

At the Aldwick Estate, Redhill,
Blagdon, Bristol BS40 5AL

Auction Guide Price: £60,000

DESCRIPTION

A single parcel of Agricultural Pasture Land, Buildings and Copse area extending in total to 3.56 acres (1.44 ha), Field No. ST3952 6733, as edged and hatched Red on the attached plan. There are some agricultural buildings located in the north-east corner, we assume these have been erected without planning permission. The land benefits from an assumed Right of Way access along the lane to the north of the land, further details are available in the Auction Pack. The land is classified as Grade III under the DEFRA Land Classification Map and has the potential to offer a range of alternative uses subject to the necessary planning permissions.

DIRECTIONS

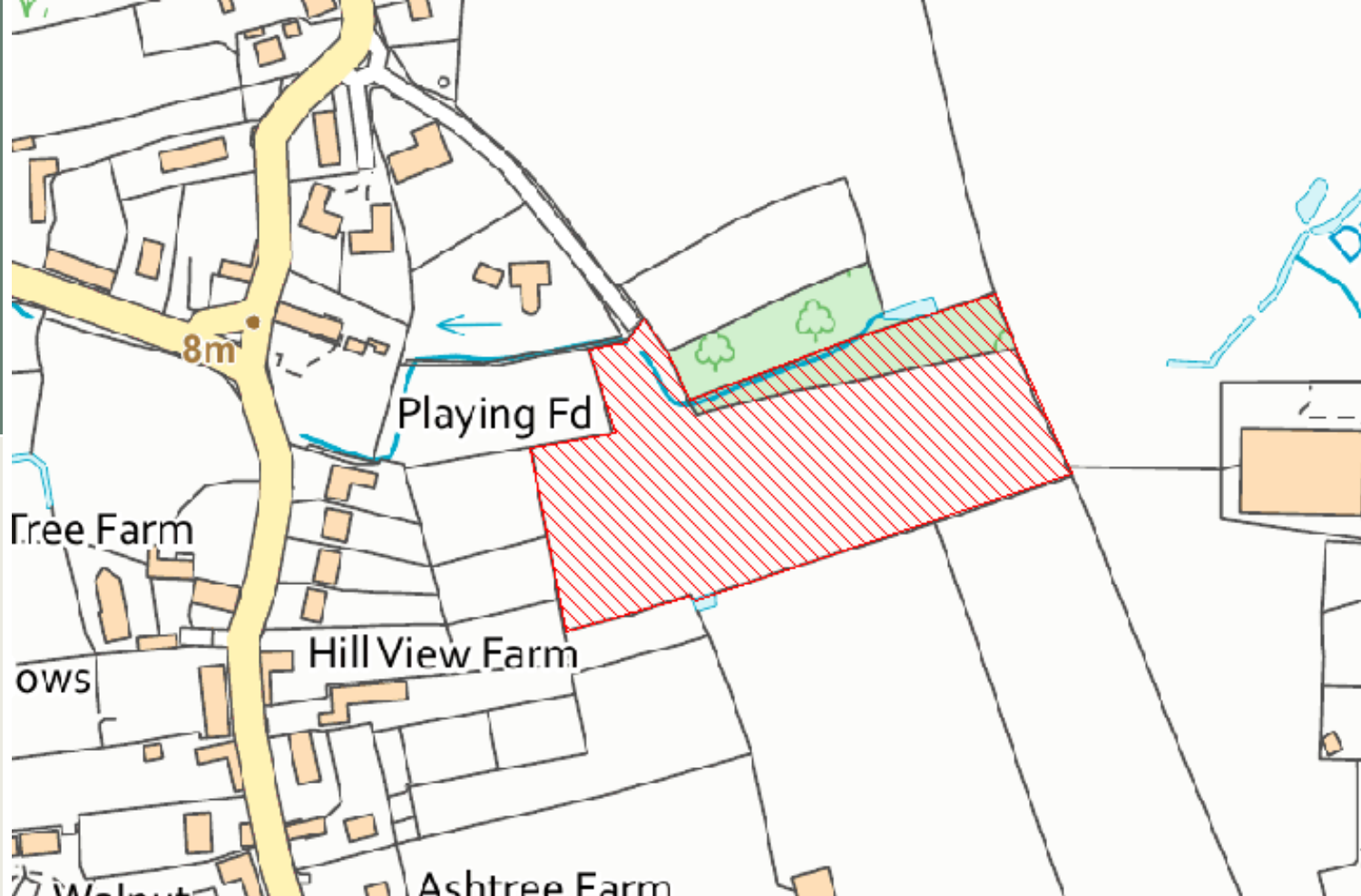
From Junction 22 of the M5 motorway, head north along Bristol Road (A38), and continue for approximately 1.5 miles before taking the 2nd exit at the roundabout continuing along Bristol Road (A38). Follow the road for approximately 3 miles through the villages of Rooksbridge and Tarnock, before turning right onto Church Lane, signposted Badgworth. Continue for approximately 400m before turning left to stay on Church Lane. Continue along Church Lane for a further 500m before turning left onto the access lane to the north of the land. There will be a 'For Sale' board on the access gateway.

WHAT 3 WORDS

For the exact location download the app and enter:
factored.marine.condiment

METHOD OF SALE

The property will be offered for sale by Auction via in room and online livestream auction on Wednesday, 21st October 2026 at 2pm at the Aldwick Estate, Redhill, Blagdon, Bristol BS40 5AL.



The livestream can be found at: <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.

AGENT'S NOTE

By completion a new boundary fence will be erected in the south-west corner of the land.

AUCTION PACK

The Auction Pack, containing the contract and special conditions of sale should be obtained online at:

<https://auctioneertemplates.eigroup.co.uk/futureauctions.aspx?>

[a=1110&c=gtn.](https://www.gth.net/auctions/auction-room-and-livestream-auctions)

Or from the seller's solicitor, Mr H Merryweather, Merryweather Williams, 31 College Street, Burnham-on-Sea, Somerset TA8 1AS.

Tel. 01278 780151. Email: hjm@merryweatherwilliams.com

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 with their details with Greenslade Taylor Hunt **prior to the commencement** of the auction by completing the Online Bidder Registration. **Registration for the auction closes 48 hours prior to the auction date.**

Those attending the auction room to bid in person will complete a 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: <https://www.gth.net/auctions/property-and-land-auctions/auction-room-with-livestream#/>

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.

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.

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.

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.

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.

SERVICES

No mains water connected. The land does benefit from natural stream water.

OUTGOINGS

The land is not subject to any outgoing.

BASIC PAYMENTS SCHEME

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

ENVIROMENTAL STEWARDSHIP

There are no Environmental Stewardship schemes linked to the land.

STATUTORY DESIGNATIONS

The Land is located within a SSSI impact risk zone, where planning applications are assessed for the likely impact of the adjoining SSSI’s, SAC’s, SPA’s or Ramsar Sites.

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 AND RIGHTS OF WAY

We believe there are agricultural Rights of Way reserved to access the playing field and the garden plots to the west via the access gates. These Rights of Way are for agricultural purposes only with or without vehicles or animals to the gates in situ. This is documented within the legal pack.

There are also Public Footpaths traversing the land.

COMPLETION DATE

The completion date is set for 6 weeks after the auction.

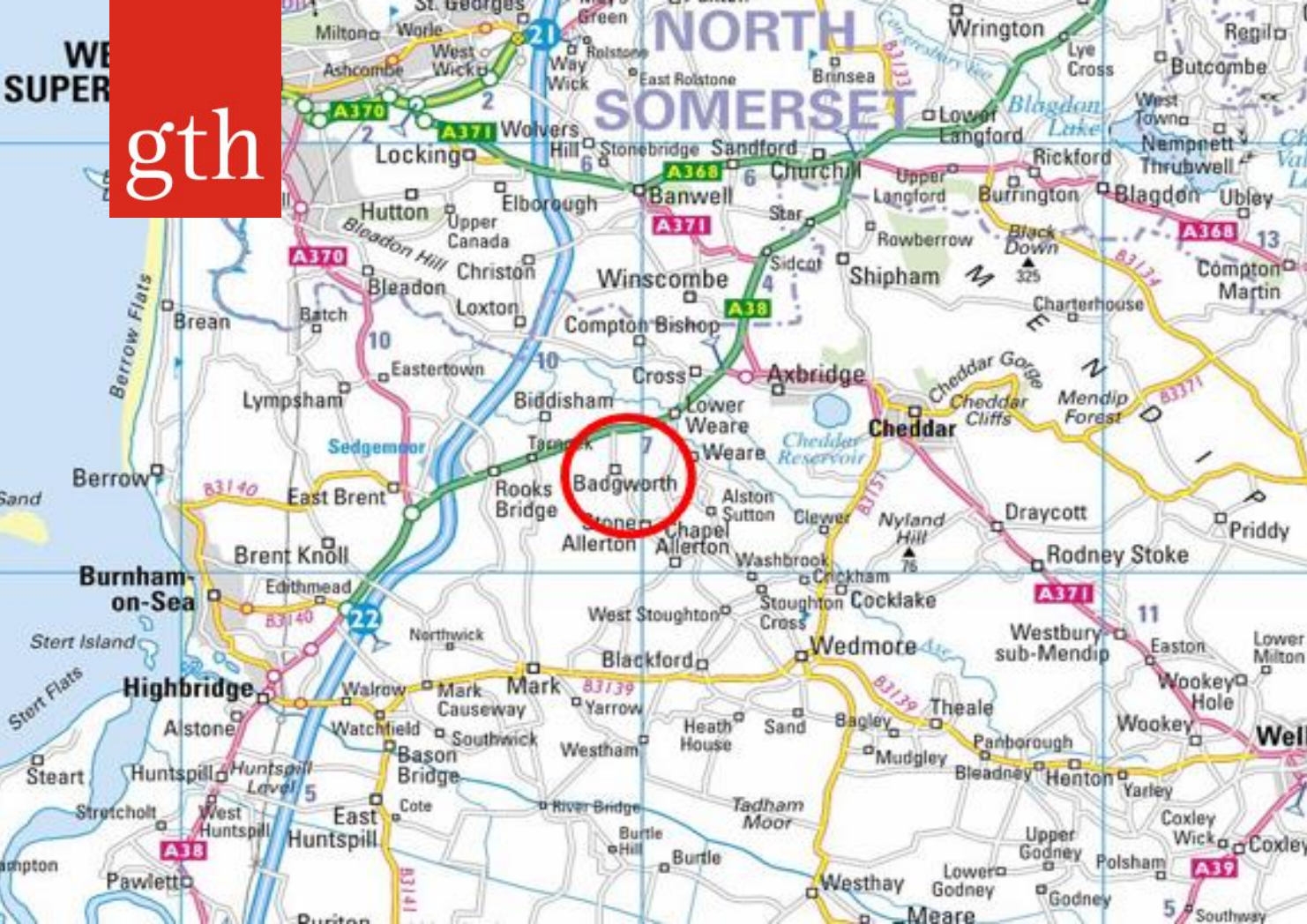
TENURE AND POSSESSION

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

AGENTS

Greenslade Taylor Hunt,
44 High Street, Burnham-on-Sea, Somerset TA8 1AZ

Tel: 01278 765588
Email: farms.burnham-on-sea@gth.net



Viewing

At any time during daylight hours on foot only.
Please keep the gates shut at all times.

Greenslade Taylor Hunt
44 High Street, Burnham-on-Sea
Somerset TA8 1AZ

Email: robert.stone@gth.net
Tel: 01278 765588 | Ref: BUR

