



gth

LAND OFF HOLLOWAY ROAD, MIDDLEZOY

4.57 Acres of Land off Holloway Road, Middlezoy, Bridgwater, Somerset, TA7 0NY

What3Words - ///stops.rarely.voltages

*For Sale by Informal Tender (unless previously sold). All Tenders
must be submitted by 12 noon on Friday 09 October 2026*

Guide Price: £50,000

SITUATION

The parcel comprises two adjoining Grade III fields extending to approximately 4.57 acres (1.85 ha) of productive pastureland, with slightly acid loamy and clayey soils. Bridgwater lies approximately 6.8 miles to the north west and the M5 motorway is situated around 8.6 miles to the west, offering good connection routes.

DESCRIPTION

The land provides mowing opportunities as well as being suitable for livestock grazing, equestrian or amenity purposes. The ground has a gently sloping topography and is bounded with mature hedgerows.



ACCESS

The first field benefits from direct road access, with the second field being accessed via the first field.

SERVICES

There are no mains services currently connected.

TENURE AND POSESSION

The land is of freehold with vacant possession available on completion of sale.

RIGHTS OF WAY, EASEMENT, WAYLEAVES ETC.

We are not aware of any public rights of way crossing the land. However, we understand that a private right of way exists in favour of the neighbouring property to enable access for the management and maintenance of their septic tank or cesspit. The land is sold as far as required by the vendor and will be conveyed subject to all rights of way, easements and wayleaves of telegraph 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).

VIEWING

At any reasonable time whilst in possession of the sales particulars. The Vendor or their Agents take no liability for any injury caused within reason whilst on the property.

DIRECTIONS

Exit the M5 at Junction 24 and take the first exit onto Huntworth Lane. At the following roundabout, take the third exit onto Taunton Road towards Bridgwater and continue for approximately 0.7 miles. At the next roundabout, take the second exit to remain on Taunton Road and proceed for around 1 mile. Turn right onto Broadway and continue for a further mile before turning right onto Cranleigh Gardens. At the T-Junction, turn right onto St Johns Street. At the roundabout, take the second exit onto Westonzoyland Road and continue for approximately 5.5 miles. Bear slightly right onto Kicks Hill Lane, then turn left onto Holloway Road. The land will be situated on your right-hand side.

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.

DEVELOPMENT CLAWBACK

The land will be sold subject to our client's standard overage provision, which will apply in the event that planning permission is granted (or general permitted development rights are exercised) at any point into perpetuity for anything other than agricultural, horticultural or equestrian purposes.

This will be payable at 50% of the increase to market value and must be paid on the date of disposal, following the grant of planning permission or the date two years following the date of a planning permission or general permitted development rights (whichever shall be the earlier).

AGENT NOTE

As part of the sale the vendor will retain a 1 meter Ransom Strip between points marked A-B-C on the attached plan.

DESIGNATIONS & ENVIRONMENTAL LAND MANAGEMENT SCHEMES

We are not aware the land subject to any existing designations or land management based schemes including any Sustainable Farming Incentive or Countryside Stewardship agreements.

METHOD OF SALE

The land will be offered for sale by Informal Tender (unless previously sold), as detailed within these sales particulars. The vendor requests that all prospective bidders provide an offer both with and without the proposed overage above. All tenders should be submitted to the Agents FAO Abbie Lewis, Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by 12 noon on Friday 09 October 2026 and labelled as 'Land at off Holloway Road'. Alternatively this can be emailed to Abbie Lewis.

SALES PRIOR

It is possible that the property may be withdrawn or sold prior to the tender deadline. Interest parties are advised to register their interest with the Agents and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn.

COSTS

The buyer will responsible for the following fees:

Solicitors: £2,000 plus VAT and searches.

Agents: 2% plus VAT of the agreed sale value, subject to a minimum fee of £1,750 plus VAT.

SOLICITORS

Dan Shaw & Grace Davies of Goughs Solicitors, Mill House, 1 New Road, Chippenham, Wiltshire, SN15 1EJ.

Telephone: 01249 444499

Email: danshaw@goughs.co.uk | gracedavies@goughs.co.uk

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 any detailed surveys, nor tested any services. If there are any points which are of particular importance to you please contact the office prior to viewing the property.

CONSUMER PROTECTION REGULATIONS

Whilst 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.

PHOTOGRAPHS - taken June 2026.

FARM PROPERTIES HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. Farm land is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing. I be held liable for any damage or injury that may occur when interested parties are visiting the property. Farm land is potentially hazardous environment and for prospective purchasers own personal safety, please be vigilant when viewing the land especially if stock or machinery are present. All potential purchasers are asked to observe the country code.



The map shows a large green field with a red boundary line. A road labeled 'A' runs along the top edge of the field. A building labeled 'Higher Barn' is located to the right of the field. A red box in the top left corner contains the text 'gth'.

AUCTION AGENTS

Greenslade Taylor Hunt

Sedgemoor Auction Centre,
North Petherton, Bridgwater,
Somerset, TA6 6DF

Email: abbie.lewis@gth.net

Tel: 01278 410250



TENDER FORM

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by 12.00 noon on Friday 09 October 2026. Envelopes must be sealed and marked 'Land off Holloway Road.'**
2. Offers received after the deadline will be recorded and reported to the Vendor but may be excluded from the bid process, subject to the Vendors' instructions.
3. The Vendor does not undertake to accept the highest or any offer.
4. A tender once given shall not be withdrawn and all offers will be treated in the strictest of confidence.
5. Any offer shall be a definite fixed sum. It may not be dependent or referable to any other offer.
6. All offers and any agreed sale are subject to contract.
7. It is possible the property may be sold prior to the tender deadline 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 tender date.
8. All those interested are invited to submit their best offers for the lot, or lots, they are interested in. It is in the best interests of any interested party to make all possible information available to assist the Vendor's in making their decision. A decision will be based on all the circumstances.
9. Offers must clearly state:
 - 9.1 The lot, or lots, to which the offer relates.
 - 9.2 The name(s) and address(es) of the party(ies) making the offer.
 - 9.3 A copy of photographic ID (passport or driving licence) plus a separate proof of address document (utility bill/bank statement) no older than 3 months for all intending purchasers, in order to comply with the Anti-Money Laundering Regulations.
 - 9.4 The name and address of his/her solicitor.
 - 9.5 Any conditions applying; if an offer is made subject to conditions other than contract, those conditions must be clearly stated e.g. subject to survey or planning.
 - 9.6 What investigations you have already carried out.
 - 9.7 Details of funding arrangements. If an offer is subject to the sale of another property, please clarify the current status of the sale, along with the contact details of your agent. All supporting documentation you can provide (proof of available finance, latest status from your current agent etc) will give the vendor a clearer idea of the strength of your offer.
10. All those who have submitted offers will be notified of the outcome as soon as possible, once we have instructions.
11. Once a sale has been agreed the Vendor's agent will issue a memorandum of sale to the parties and their solicitors. Unless agreed otherwise, we expect the chosen purchaser to be able to proceed to an exchange of contracts within four weeks of receipt of sale documents from the Vendor's solicitors. A deposit will be payable on exchange of contracts, with the full balance on completion or sooner by agreement between the parties.
12. The purchaser will be responsible for meeting the following costs of the vendor.

- a) Solicitor: £2,000 plus VAT and searches.
- b) Agent: 2% plus VAT of the agreed sale value, subject to a minimum fee of £1,750 plus VAT

13. As part of this tender process, my client has requested that you submit an offer both with and without the proposed overage clause being *"The land will be sold subject to our client's standard overage provision, which will apply in the event that planning permission is granted (or general permitted development rights are exercised) at any point into perpetuity for anything other than agricultural, horticultural or equestrian purposes.*

This will be payable at 50% of the increase to market value and must be paid on the date of disposal, following the grant of planning permission or the date two years following the date of a planning permission or general permitted development rights (whichever shall be the earlier)."

'LAND OFF HOLLOWAY ROAD'
(4.57 acres / 1.85 hectares of pasture/arable land)

I/We the undersigned hereby offer to purchase the land described above and outlined red on the attached plan **with** my client's overage for the sum of:

Price: £.....

In words.....pounds.

I/We the undersigned hereby offer to purchase the land described above and outlined red on the attached plan without my client's overage for the sum of:

Price: £.....

In words.....pounds.

Terms & Conditions:

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Please provide proposed plans for the land:

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Please provide your contact information below:

Name	
Address	
Postcode	
Daytime ☎	
Email	

Name	
Address	
Postcode	
Daytime ☎	
Email	

Signed.....

Name (BLOCK CAPITALS)

Offers for this property are to be submitted for the attention of – Abbie Lewis, Greenslade Taylor Hunt, Sedgemoor Auction Centre, North Petherton, Bridgwater, Somerset, TA6 6DF by post or email to abbie.lewis@gth.net no later than 09 October 2026 at 12 noon.

Please note that for this offer to be considered this form must be completed in full