

ORCHARD LAND

gth

GLASTONBURY ROAD, MEARE





Orchard Land at Glastonbury Road, Meare BA6 9SW

An attractive and versatile parcel of orchard/permanent pasture land situated in a strategic location within the village of Meare. In total extending to 1.53 acres or thereabouts.

**For Sale by Informal Tender.
All Tenders must be submitted by 12 noon
on 25th September 2026**

Guide Price: £40,000

SITUATION

The land is situated in the rural village of Meare, on the Somerset Levels. The village provides primary school, Parish Church, rural store with lots of provisions and a garage.

The nearby historic town of Glastonbury, famous for its Tor and Festival, offers a good range of shops, supermarkets, restaurants, cafes, public houses and health centres.

Further amenities can be found in nearby Street with its famous outlet store at Clarks Village and the historic city of Wells are just a short drive away. Bath and Bristol are both an hours drive to the north. Local transport links are excellent with a mainline railway station in nearby Castle Cary, offering direct services to London and the South West. The A37 and A303 both lie within a short travelling distance and offer good road links to London and the M5.

DESCRIPTION

The land comprises a single parcel of permanent pasture land and orchard, situated in a strategic location within the village of Meare, surrounded by residential properties. The land is bounded by mature hedgerows and stock proof fencing and in total extends to approximately 1.53 acres (0.62 Ha).





ACCESS

The land is accessed directly from the public highway via a gateway.

OVERAGE

The land will be subject to an overage provision stating that if planning permission is achieved for residential development of more than a single dwelling, an uplift payment equal to 25% of the increase in value of the land is payable within a 20 year period. If planning permission is achieved for a single dwelling, the overage provision will not be triggered.

The 'Trigger Date' will be the date on which any material development is commenced OR the date on which any disposal of any part of the land takes place subject to the planning consent. Further detail from the selling agent.

SERVICES

We understand that historically there has been a water supply to the land. prospective purchasers are to make their own investigations in this regard.

TENURE

The land is of freehold tenure with full vacant possession available upon completion of the purchase.

LOCAL AUTHORITY

The property is situated within the administrative authority of Somerset Council.

DESIGNATIONS

We are not aware of any designations on the land.

RIGHTS OF WAY, EASEMENTS

The land 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).

OUTGOINGS

We are not aware of any outgoing on the land.

FLOOD ZONE

According to information from the Environment Agency, the subject property are designated as being at low risk of flooding from rivers or seas without defences.

LEGAL PACK

A legal pack has been prepared for the property and will be available upon request. Please contact the selling agents for a copy.

METHOD OF SALE

The land will be offered for sale by Informal Tender (unless previously sold), as detailed within these sales particulars. All tenders must be completed in full and returned with any supporting documentation by **12 noon on 25th September 2026** to **FAO Jamie Batt, Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ** labelled as 'Orchard Land at Glastonbury Road, Mere' or by email to **farms.yeovil@gth.net**. As the legal pack has already been prepared for viewing prior to the tender deadline, a deadline for exchange of contracts will be two weeks following being **9th October 2026**.

AGENTS NOTE

The area of land being sold is outlined in red with the area in blue not included within the sale. It appears that the strip of land outlined blue has had an application lodged by a third party at the Land Registry however limited detail has been provided. Further detail within the legal pack and from the selling agents.

SALES PRIOR

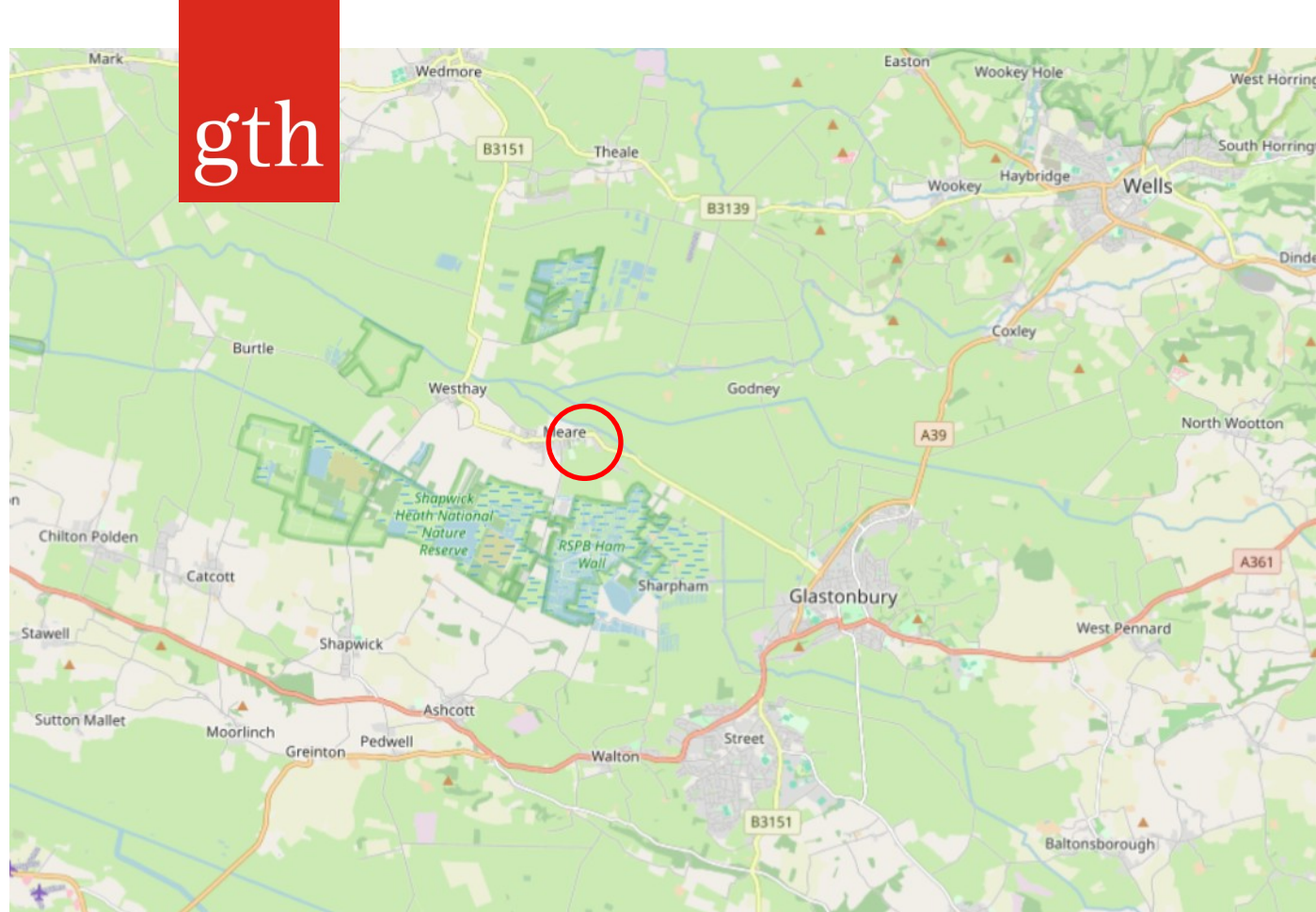
It is possible that the property may be withdrawn or sold prior to the tender deadline. Interested parties are advised to register their interest with the Agents and it is their responsibility to check with the selling Agents whether a particular lot will be offered or if it has been withdrawn

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.



VIEWING

Unaccompanied viewings at any reasonable time with a set of particulars in hand.

Jamie Batt

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