

A wide, flat green field under a cloudy sky. The field is covered in lush green grass, and the horizon is visible in the distance under a grey, overcast sky.

gth

LAND AT PAWLETT HAMS, PAWLETT, BRIDGWATER, SOMERSET

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Land at Pawlett Hams, Somerset

Two separate enclosures of permanent pasture land situated to the west of the village of Pawlett, within an area defined as the Pawlett Hams, which forms part of the Bridgwater Bay Site of Special Scientific Interest. The land extends to about 32.81 acres (13.28 hectares) and is available in two lots

For Sale by Public Auction & Livestream at Batch Country Hotel, Lympsham, Nr Weston Super Mare, BS24 0EX

On Wednesday 30 November 2022 at 1pm

Guide Lot 1: £65,000

Guide Lot 2: £65,000

Description

Two closely situated parcels of productive pasture land. Lot 1 benefits from a direct access off the well maintained track leading from Ham Lane, and lot 2 benefits from a right of way off this track. The land would be ideally suited for livestock grazing, or for conservation, amenity or leisure appeal. The land is shown on the accompanying plan, and is further described as follows:

Lot 1 Pasture Land **15.23 Acres**

Lot 2 Pasture Land **17.58 Acres**

Directions

From the A38 Bristol Road through Pawlett turn onto Old Main Road, and on the bend turn left onto Chapel Road. Continue for 3/4 of a mile, then turn left onto Ham Lane. After a third of a mile, turn right onto the access track, where lot one can be found after a 1/4 of a mile, after passing through the gate across the track. At the far end of this field continue straight forward onto the right of way which gives access to Lot 2. **What3words:** remaining.durations.entry

Services

No services are currently connected to the land, however, both lots benefit from natural watering, which is available by field ditches, rhynes and ponds.

Basic Payment Scheme and HLS Agreement

The land is registered under the Basic Payment Scheme, however it has not been claimed in recent years, and no BPS entitlements are offered with the purchase. The land is currently entered into an HLS management agreement under option HK15, being maintenance of grassland for target features. The agreement, however, expires on 30 November 2022. The decision has been taken not to renew this agreement to allow the future purchaser the flexibility of entering into a new agreement should they so wish, being able to select their preferable options.



Viewing

The land can be viewed at any reasonable time on foot whilst in possession of these particulars.

Tenure

The land is of Freehold tenure. The land is currently let on a grass keep licence, however, this licence expires on the 30 November 2022, therefore, by completion, vacant possession will be available. Completion is due to take place 28 days after the auction date or sooner by arrangement between the parties.

Lotting & Reserve

It is anticipated that the land will be offered as lotted, but the Vendors reserve the right to sell the property as a whole or in lots privately or to amalgamate, withdraw, sub-divide, alter, add to or to amend any lot or part lot 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. The property will be offered subject to an undisclosed reserve and the Vendors reserve the right through their Agents to bid up to and including the reserve price.

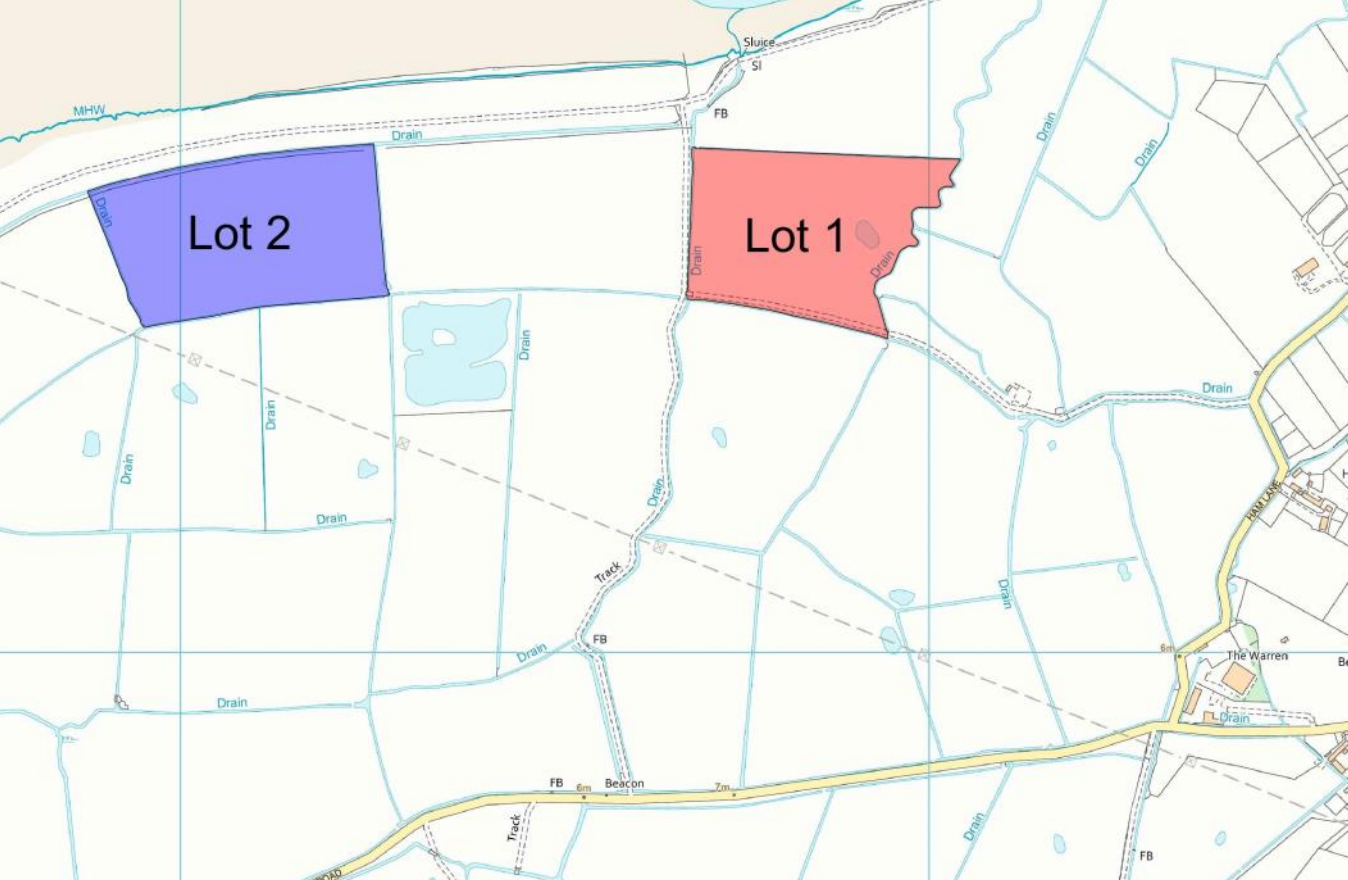
Method of Sale

The property will be offered for sale by public auction and online livestream auction on Wednesday 30 November 2022 at 1pm at Batch Country Hotel, Batch Lane, Lympsham, BS24 0EX <http://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.

All potential bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration. Those attending the auction room in person can register on the day. Further details are available from the Agents upon request. <https://www.gth.net/auctions/auction-room-and-livestream-auctions>.

Vendor's solicitors

Pardoes Solicitors of West Quay House, Northgate, Bridgwater, Somerset, TA6 3EU. Ref: Tel: 01278 457891



LOT 1

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.

Auction Pack

The Auction Pack, containing the contract and special conditions of sale, should be obtained from the Vendors Solicitors. 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.

Buyers 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. Further details are available from the selling agent.

Bidder Registration

All potential bidders are required to register their details with Greenslade Taylor Hunt prior to the commencement of the auction by completing the Online Bidder Registration. Those attending the auction room in person can register on the day. Further details are available from the Agents upon request. <https://www.gth.net/auctions/auction-room-and-livestreamauctions>.

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.

Town & Country Planning

The property and each lot notwithstanding any description contained in these particulars is sold subject to any development plan, tree preservation order, town and planning scheme, resolution or notice which may be or may come to be in force and also subject to any statutory provision or bylaws without any obligation on the part of the vendor 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.

Agents

Greenslade Taylor Hunt,

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

Telephone: 01278 410250. Fax: 01278 410260.

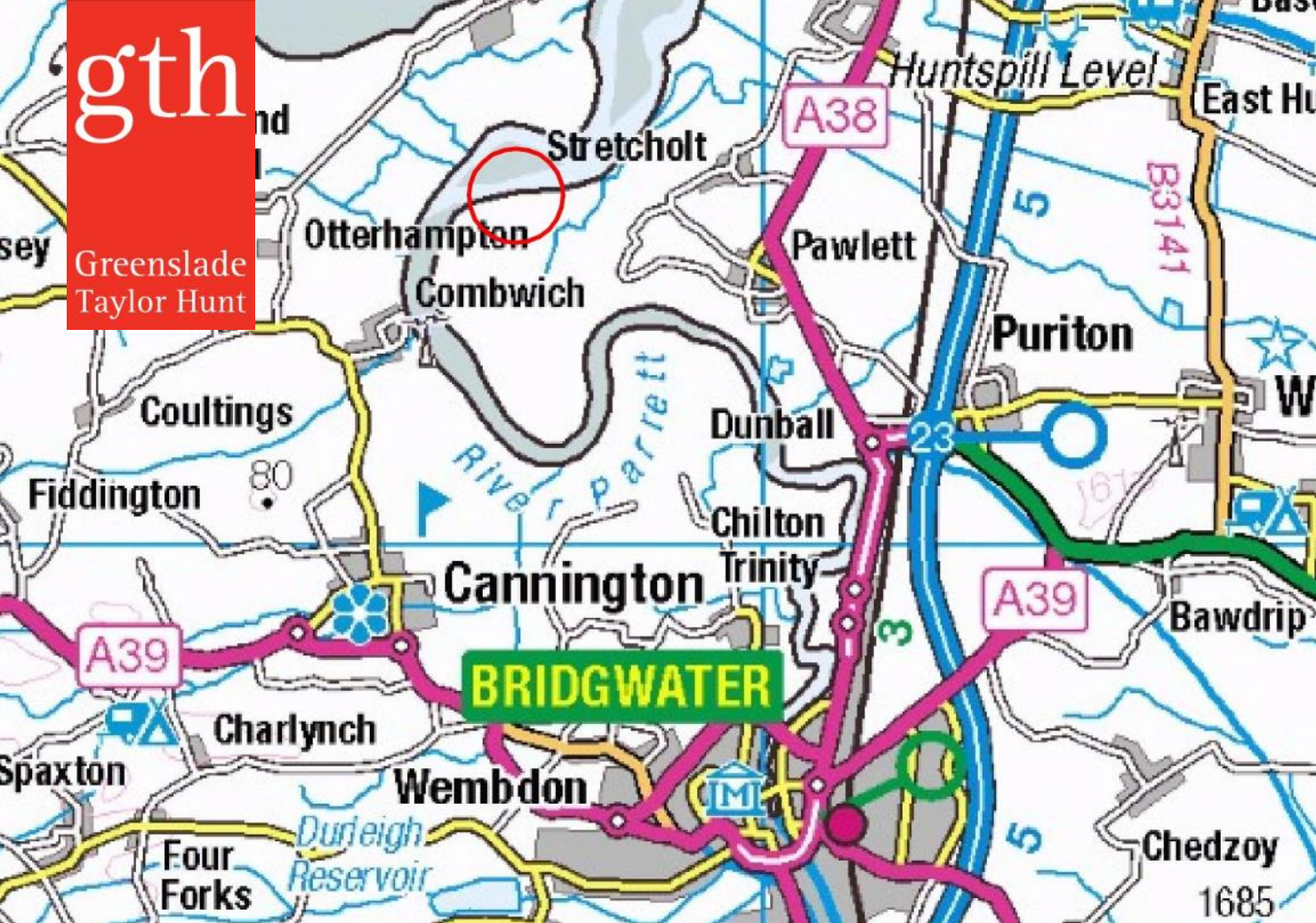
Email: paul.ashton@gth.net

Website: www.gth.net

Particulars prepared – October 2022

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Greenslade
Taylor Hunt



GreensladeTaylor Hunt

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

Email: paul.ashton@gth.net

Tel: 01278 410250

Boundaries

Neither the Vendor nor the Auctioneers shall be bound to define the ownership of the boundaries, hedges, fences or rhynes.

Wayleaves, Easements & Rights of Way

The property is sold subject to all other easements and wayleaves (whether 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.

It is understood that Lot 1 benefits from a right of way over the track leading from Ham Lane and also has rights of way over the track for the benefit of other owners/occupiers who occupy the land beyond the track. Lot 2 is understood to have the benefit of a right of way, both over the track leading from Ham Lane, and along the southern boundary of the field between Lot 2 and the track. Lot 2 is also believed to have rights of way over its southern boundary, for the benefit of owners/occupiers of land situated to the west.

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 of way, 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.

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.



LOT 1



LOT 2