

LAND AT SLADE LANE

gth

TARNOCK, AXBRIDGE





2.20 acres (0.89ha) of agricultural land

off Slade Lane,
Tarnock,
Axbridge
BS26 2SH (nearest post code)

For Sale by Informal Tender

Tender deadline: Friday 25th September 2026
at 12 noon.

Guide Price: £70,000



SITUATION

The land is situated at the end of Slade Lane, enjoying a rural location within the Somerset countryside. The land benefits from access via Slade lane which connects to villages such as Tarnock and Rooksbridge which connects to the nearby seaside town of Burnham-on-Sea. The land is situated in open countryside with excellent views of the surrounding Mendip Hills setting for a wide range of alternative uses, including amenity, conservation and equestrian purposes, subject to obtaining any necessary statutory consents.

DESCRIPTION

A rare opportunity to acquire an attractive block of level pasture land extending to approximately 2.20 acres (0.89 ha). The land comprises a single parcel of level pasture land and classified as Grade III under the DEFRA Land Classification Map. The land is bordered by mature hedgerows and natural watercourses to part.

SERVICES

The land benefits from natural watering only.

LOCAL AUTHORITY

Somerset Council is County Hall, The Crescent, Taunton, TA1 4DY

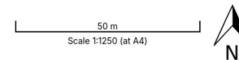
DESIGNATIONS

The land is situated within within a SSSI Impact Risk Zone where planning



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Site Plan



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.

FLOOD RISK

According to information from the Environment Agency, the land is within Flood Zone 3.

PROPERTY REFERENCE

BST260142

applications are assessed for likely impacts on nearby SSSIs/SPAs/SACs & Ramsar Sites. We are not aware of any other statutory designations over the property.

RIGHTS OF WAY, EASEMENTS

The land is accessed via a track leading off Slade Lane to the north and as indicated by the brown hashed line on the site plan. The access has been established by used over the years. The entrance of the land is marked with an 'X' on the site plan. There will be a gate placed at point A on the plan in order to supply access to the drainage board for maintenance of the rhyme that runs along the eastern boundary.

We understand that it is property is sold so far as required by the Vendors will be conveyed subject to all easements, quasi-easements, privileges and advantages (whether way of 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. The property is sold subject to all easements and wayleaves of telegraph and telephone poles and stays and wires, and electric pylons, pipes (whether poles and cables, water, gas and other 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.

METHOD OF SALE

The property is being offered for sale by Informal Tender. Tenders are to be received in writing on the attached Form of Tender to the agent, Greenslade Taylor Hunt, Chancellors Pound, The Pound, Redhill, Bristol BS40 5TZ by no later than 12:00pm Friday 25th September 2026 and marked "**Tender for land at Slade Lane, Tarnock**" and its receipt will be subject to contract. The vendors are not obliged to accept the highest nor any other tender. Should an accepted tender be received, the prospective purchaser will be required to complete 6 weeks thereafter or earlier by arrangement.

SALES PRIOR

It is possible that the land may be withdrawn/sold prior to the tender date. It is advisable for interested parties to register their interest with the agents and it is their responsibility to check with the selling agent whether the land is being offered or if it has been withdrawn.

TENURE & POSSESSION

The property is of a freehold tenure subject to vacant possession on completion.

HEALTH & SAFETY

Interested parties view at their own risk and we/the seller cannot be held liable for any personal injury or claim for compensation. Prospective purchasers, when accessing the property do so at their own risk. Please wear appropriate footwear.

DEVELOPMENT CLAWBACK

The sale will not be subject to development clawback provisions and therefore will be sold free of this encumbrance, which will mean that any benefit of any subsequent change of use and/or planning permission will be retained by the purchaser without the need to pay any uplift to the predecessors in title.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is currently entered into a Mid-Tier Countryside Stewardship agreement which is due to expire on 31st December 2027. The land is entered into the following option:

- GS2– Permanent grassland with very low inputs (outside SDAs)

The option will be removed from the land on completion.

OUTGOINGS

Drainage rates are payable to the Somerset Drainage Boards Consortium.

TOWN AND COUNTRY PLANNING

The land, notwithstanding any description contained in these particulars 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.

AGENTS NOTE

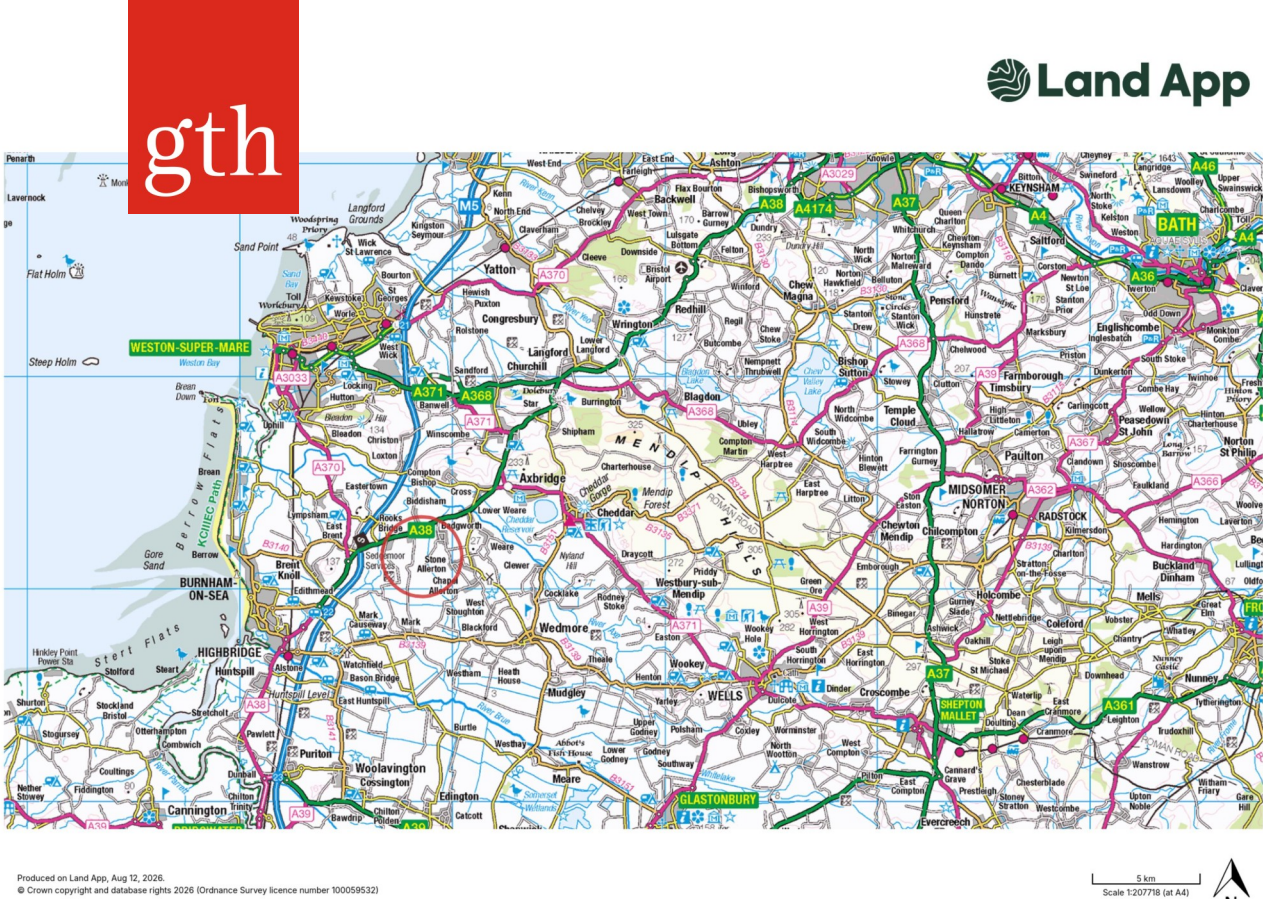
A fence is to be erected between points A-B on the site plan. This fence will be erected by the seller. The specifications of the fence is open to negotiation between the purchaser and seller. This is indicated with a ‘T’ mark on the site plan. The future maintenance and repairing obligation of the fence will be the responsibility of the seller.

WHAT.3.WORDS

For the exact location of the land download the app and enter; **///slips.request.latitudes**

SELLING AGENTS

Greenslade Taylor Hunt, Redhill, Telephone: 0117 203 5577 | Email: farms.redhillbristol@gth.net



VIEWING

By appointment with the selling agent:

Greenslade Taylor Hunt
Chancellors pound
The Pound
Redhill
Bristol BS40 5TZ

farms.redhillbristol@gth.net | 0117 203 5577

GREENSLADE TAYLOR HUNT
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