

Exmoor Farmers Livestock Auctions Ltd

FOR SALE BY PRIVATE TREATY

**3.237 ACRES OF POTENTIAL DEVELOPMENT LAND (STP)
OR AMENITY LAND IN WESTONZOYLAND**



GUIDE PRICE: OFFERS IN EXCESS OF £150,000.00



Tel: 01643 841841

**Exmoor Farmers Livestock Auctions Ltd
Cutcombe Market, Wheddon Cross, Minehead, TA24 7DT
www.exmoorfarmers.co.uk**



DESCRIPTION

A well located and accessible block of potential development land STP comprising one L-shaped parcel. Situated off Broadstone Road near the centre of Westonzoyland with easy road access and within easy access to the M5 via the A372. M5 connections at Junctions 23 and 24 (Bridgwater).

Currently laid to permanent grassland with excellent amenity value as a community project or a currently untested development site with a previous successful development comprising Knights Close at the Southern extremity of the site.

PLANNING

The Local Planning Authority can be contacted via the following details and the Land has presently not been tried for Planning Permission, however there was a successful development at Knights Close on what did form part of the same block of land.

The property falls under the Sedgemoor District Council who can be contacted via Bridgwater House, Kings Square, Bridgwater, Somerset TA6 3AR. Telephone: 0300 303 7800 or email: customer.services@sedgemoor.gov.uk.

SERVICES

Located within the immediate vicinity and could be connected to the Site readily.

TENURE

The property is available for sale Freehold and will have the benefit of vacant possession on completion.

METHOD OF SALE

The Site is offered for sale by Private Treaty. Offers are invited for the whole site.

VIEWINGS

Viewings are strictly by appointment with the selling Agents. Please contact the sole selling Agents, Exmoor Farmers Livestock Auctions Ltd via telephone: 01643 841841 or email: exmoorfarmers@btconnect.com to arrange an appointment or for further details.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

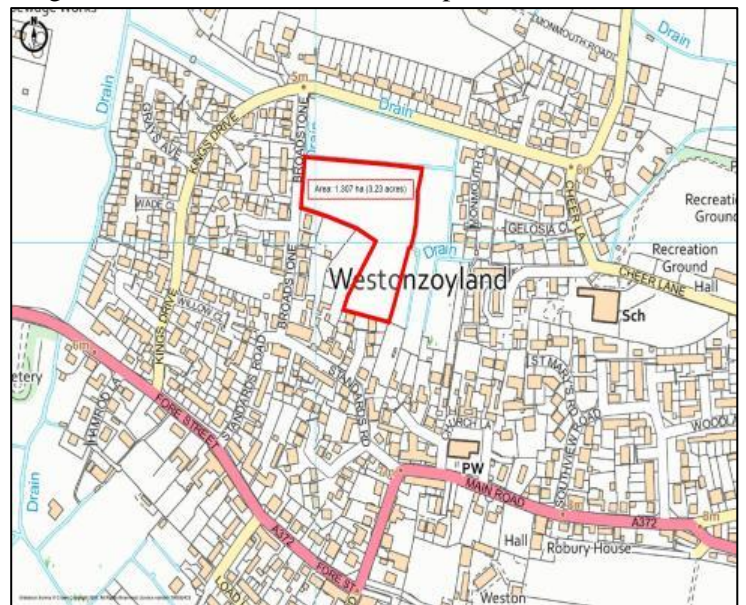
The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the Property & Charges Register of the registered title, together with all public or private rights of way, wayleaves, easements and other rights of way, whether these may be specifically referred to or not.

PLANS, AREAS AND SCHEDULES

The plans are for identification purposes only.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans, or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as expert shall be final.



IMPORTANT NOTICE

1. These particulars are prepared for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. All statements, whether written or verbal and whether contained in these particulars or otherwise made in relation to the property or its value, are made without responsibility on the part of Exmoor Farmers or their clients and no warranty or representation whatsoever is given in relation to such matters. Exmoor Farmers nor any of its employees has any authority to make or give any representation whatsoever in relation to the property.
3. Any areas, measurements or distances given are approximate only.