



**FOR SALE BY INFORMAL
TENDER
OFFERS BY 16th JAN 2025**

- 2.20 acres (0.89 ha)
- Pastureland
- 3.6 miles from the town of Axbridge
- Good vehicle access

Land At, Biddisham Lane

Biddisham, Axbridge, Somerset, BS26 2RH

Guide Price £75,000

Parcel of land in close proximity to the A38, approx.. 21 miles from centre of Bristol.

GENERAL FOR SALE BY INFORMAL TENDER – BY NOON ON 16TH JANUARY 2025

An opportunity to acquire one parcel of land comprising of 2.20 acres (0.89ha) just south of the village of Biddisham, in the heart of Somerset. The land consists of level pastureland, bordered by mature hedges and rhynes. The land can be accessed via a gateway on Biddisham Lane.

DESIGNATIONS

- SSSI Risk Impact Zone
- Drinking Water Protected Area (Surface Water)
- Higher Level Stewardship Target Area

TENURE

Freehold with vacant possession.

SERVICES

There are no mains services connected to the land.

SITUATION

The land is just west of the beautiful town of Axbridge on the edge of Biddisham Lane and approximately 21 miles from the centre of Bristol.

VIEWING

At any time during daylight hours with the usual courtesy shown to the occupier.

LOTING AND RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

SPECIAL CONDITIONS

1. The land will be sold subject to a development uplift clause as follows: "The Vendors and their successors in Title will be entitled to 25% of any increase in the market value attributable to the grant of planning permission for any change of use except agricultural or personal equestrian use for 25 years from the completion date of this sale."

LOCAL AUTHORITY

Somerset Council Tel: 0300 123 222

Ref: WRU240026

Date: 20th December 2024



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.