



Broadmead Farm, Edington, Bridgwater, TA7 9JZ

Auction Guide Price: OFFERED
FOR SALE IN THREE LOTS*

COOPER
AND
TANNER



Broadmead Farm

Edington TA7 9JZ

 **3**  **2**  **1**  **11.57 acres** **EPC F**

Offered for sale in three lots*

Description

For Sale by Auction on Wednesday 20th September 2023 at 12 midday at The Royal Bath and West Showground and via Livestream.

Broadmead Farm is an attractively located agricultural property, which comprises a bungalow and range of outbuildings, together with pastureland, in total, extending to approximately 11.57 acres. Previously operated as a small holding to which it is extremely well-suited. The land comprises of lime-rich loamy clay type soils enclosed by hedgerows and ditches. The adaptability of the property is complimented by farm buildings, which offer potential for either continued agricultural use or alternative use e.g. equestrian, holiday lets etc. (subject to the necessary planning consents). All lots benefit from direct access from council maintained highway.

Location

Situated on the rural outskirts of the village of Edington, with far-reaching views, not only over its own land, but also the adjoining countryside.

Edington is a traditional unspoilt village surrounded by beautiful Somerset countryside. The village has a thriving community spirit and is easily accessible to many larger settlements including Bridgwater, Street, Glastonbury, Wells and Taunton. Bath and Bristol are within commuting distance. The scholastic facilities are plentiful, with Catcott Primary School and secondary at Crispin school in Street. Private schooling at Millfield School, Glastonbury or Street and Wells Cathedral School.

Major communications are within easy reach; the M5 is within a 10-minute drive, providing access to Bristol, the midlands and southwest. Mainline railway station is situated at Bridgwater. Bristol International Airport is within 45 minutes' drive, operating regular services to many European countries.

Lot A-Guide Price: £550,000-£650,000

A well-proportioned bungalow and range of outbuildings, together with pastureland. The dwelling requires a programme of modernisation throughout and once completed would provide a comfortable family home. Alternatively, there may be an opportunity to further develop the site, subject to obtaining the relevant planning consents.

Please note that a report conducted in November 2022 revealed subsidence present within the front elevation of the dwelling. The Report is available on request, however, potential purchasers are advised to make their own enquiries/investigations and to satisfy themselves in this regard.

The accommodation comprises of 3 bedrooms, 2 reception rooms, 1 bathroom. The dwelling is principally surrounded by gardens laid to lawn, numerous outbuildings and three enclosures of pasture. Overall the property extends to 5.47 acres (2.21 hectares).

Buildings

- Utility (15.87m²)** - Timber frame with timber clad elevations under corrugated iron roof.
- Carport (27.51m²)** - Timber frame with timber clad elevations under corrugated iron roof.
- Garden Store (16.13m²)** - Concrete block elevations under corrugated iron roof.
- Old Dairy (15.54m²)** - Brick elevations under clay tile roof.
- Barns with Lean-to (600.75m²)** - Timber frame with corrugated iron clad elevations under corrugated iron and asbestos roof.

Lot B- Guide Price: £50,000-£60,000

Single enclosure of level pastureland extending approximately 4.36 acres (1.76 hectares). Direct Access and natural water supply.

Lot C- Guide Price: £20,000-£30,000

Single enclosure of level pastureland extending approximately 1.74 acres (0.70 hectares). Direct Access and natural water supply.



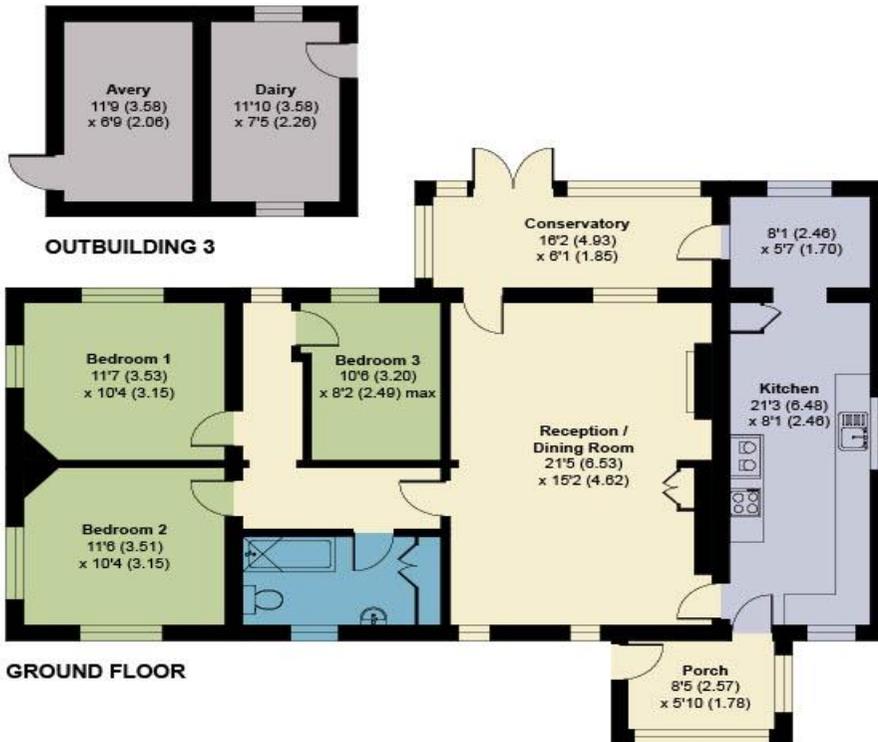
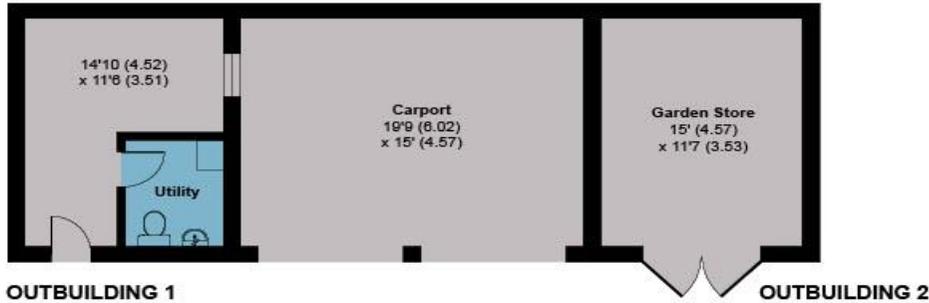
Broadmead Lane, TA7

Approximate Area = 1272 sq ft / 118.2 sq m

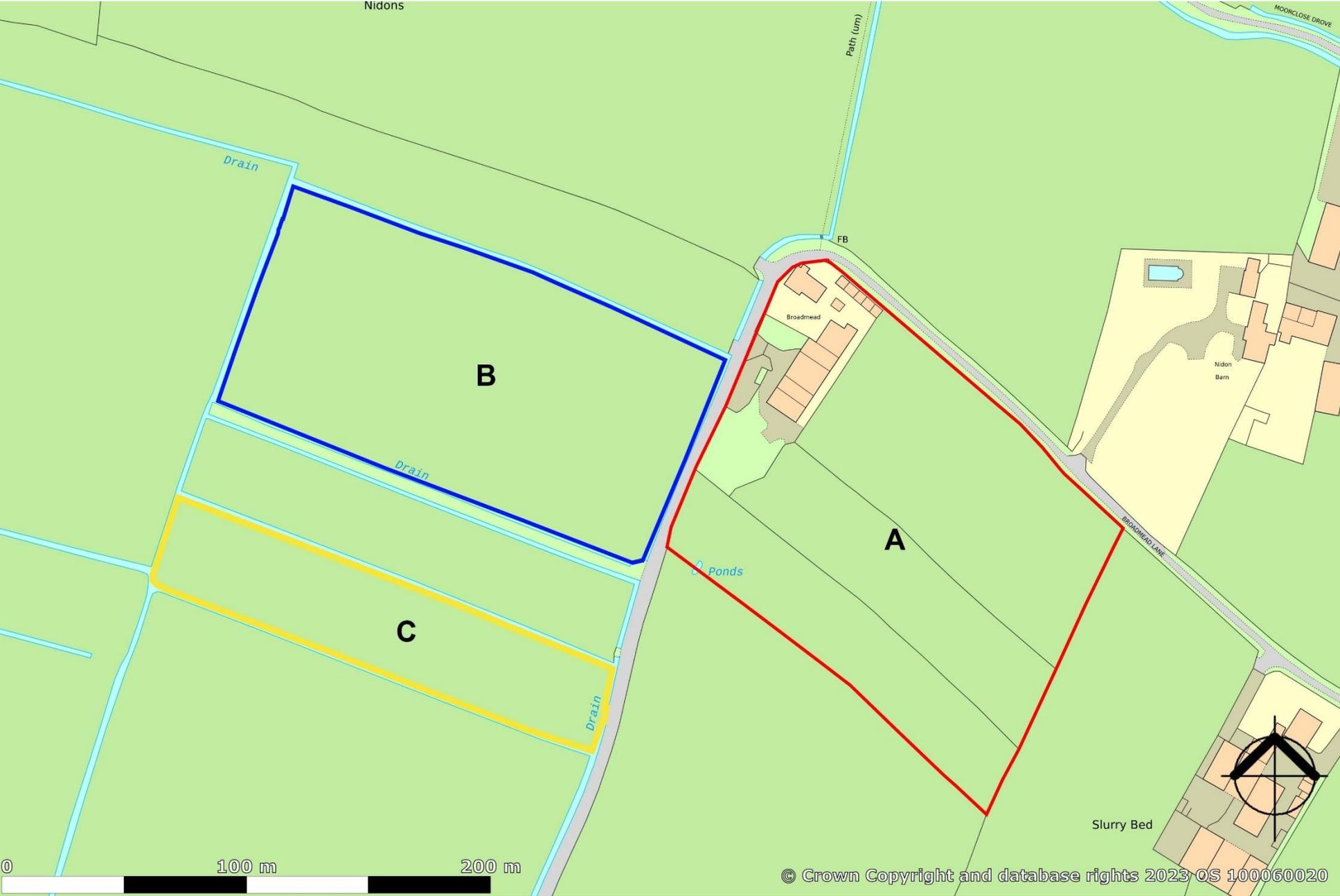
Outbuildings = 533 sq ft / 49.5 sq m

Total = 1805 sq ft / 167.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Cooper and Tanner. REF: 1014197



0 100 m 200 m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



Fixture and Fittings

A number of fixture and fittings which are currently on site will not be included within the sale and will be removed prior to completion. A fixture and fittings schedule will be included within the auction legal pack.

Basic Payment Scheme and Environmental Stewardship agreements

No Basic Payment Scheme entitlements are included within the sale. The property is not subject to any environmental stewardship agreements.

Designations

The Property is not situated within an AONB, SSSI or Conservation area. The Property is not Listed.

Footpaths and Rights of Way

None.

Services

We understand mains water and electricity are connected. Private drainage to septic tank. Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

Solicitors

Holly and Steer, Burnham-on-Sea
Telephone: 01278 788 991
Brendan Steer acting.

Registering to bid and Administration fee

Cooper and Tanner requires all bidders who wish to bid at our Auction to register beforehand, whether you are intending on bidding in the room, by proxy or online. As part of the registration process, you will be asked to provide card details in order that the Buyer's Administration Fee of £1295 inc VAT can be paid if you are successful. A week before the auction a hold will be placed on your account for this sum, which will then be released if you are unsuccessful. This fee will only be taken if you are the successful buyer. The fee is retained by Cooper and Tanner and does not form part of your deposit or completion settlement. Please also be aware that the Buyer's Administration fee is payable per lot purchased and applicable to all pre-auction sales. If you are successful in purchasing more than one lot, we will contact you following the auction to take subsequent payments for additional lots bought. All checks required by current anti-money laundering legislation must be satisfactorily completed, as part of the registration process before prior approval to bid will be granted; this will include providing proof of funds.

Deposit

Successful bidders will be required to pay to the Cooper and Tanner Client Account the deposit of 10% of the purchase price within 24 hours of the auction. The account details will be provided to the successful bidder on conclusion of the auction. Once funds are cleared, they will be transferred on to the account of the solicitor acting for the seller. Please ensure that funds are in an account suitable to be able to make an Electronic Transfer from.

Completion

Completion has been set for the 15th November 2023 or earlier by mutual consent.

Viewing

Lot A: Strictly by appointment only via Cooper and Tanner Glastonbury Office – 01458 834 288

Lot B and C: At any reasonable time on foot with a set of the sale details.

What3words:
Lot A-sounding.lifestyle.exists
Lot B-notes.snowy.jolt
Lot C-farmer.rebounder.gasp

Ref:JMM/10685

Local Council: Somerset Council. Telephone:0300 123 2224

Council Tax Band: D

Heating: Oil and solid fuel.

Tenure: Freehold with vacant possession.



Train Links

- Bridgwater
- Taunton



Nearest Schools

- Catcott Primary School
- Crispin School
- Milfield School

Auction Notes

Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the Common Auction Conditions (4th ed.). We recommend all interested parties inspect the Common Auction Conditions prior to bidding.

Sale details

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the Vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available.

Legal packs

These are available to download from the Land and Property Auction page of the Cooper and Tanner website. Alternatively, they can be obtained from the Vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Registering to bid

All those intending to bid at the auction must first register online at Cooperandtanner.co.uk. Please note that we will not be taking registrations in the room.

Questions

The Vendor's solicitors may be available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Bidding in the room

When bidding for a lot, please make your bid clear to the auctioneer or their clerk. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Bidding online

When bidding online, you will be able to follow the auction via our livestream system. It will be made clear both on the camera and on the website what the current bid is and what bid is being invited. We strongly recommend that you have a consistent Internet connection and Cooper and Tanner cannot be held responsible for any loss of connection. Please be aware that there may be a slight time delay in the video footage and we would suggest that you follow the figure on the screen.

Bidding by Proxy

Via the auction platform, you will be able to enter a proxy bid, which the auctioneer will execute on your behalf. However, we strongly recommend that where possible you attend the auction in person. All proxy bids must be entered on the system 48 hours prior to the start of the auction. If you are providing a proxy bid then this must be completed no later than 48 hours before the auction. We cannot guarantee that bids received after this time will be accepted.

Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. If you are bidding remotely or by proxy then a member of the Cooper and Tanner staff will complete the Memorandum of Sale on your behalf, as set out in the terms and conditions of the auction.

Deposit

A deposit of 10% of the purchase price will be payable to the Cooper and Tanner Client Account within 24 hours of the end of the auction. Cash will not be acceptable, and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan; however, they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

*Definition

Definition of Guide Prices

The guide price is an indication of the Vendor's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the vendor at any time up to the day of the auction, in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the Vendor's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual but not always the case that a provisional reserve is agreed between the Vendor and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the Vendor prior to the auction sale. Whilst the reserve price is confidential, it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot

GLASTONBURY OFFICE

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glastonbury@cooperandtanner.co.uk

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