



FOR SALE BY INFORMAL TENDER
Guide Price £130,000 to £150,000

Freehold

Stone Lane
Parbrook
East Pennard

**COOPER
AND
TANNER**

Stone Lane Parbrook East Pennard Somerset

Guide Price £130,000 to £150,000

 8.89 acres



METHOD OF SALE

The land is being offered for sale by informal tender. Tenders are to be submitted on the tender form attached and forwarded to the agents; Cooper and Tanner at 41 High Street, Glastonbury, BA6 9DS. Tenders are to arrive **NO LATER THAN 12 MIDDAY ON FRIDAY 26TH JULY 2024**. Please mark your envelope "Land at Stone Lane, Parbrook, East Pennard" in the top left-hand corner.

Description

An exciting opportunity to acquire an attractive single enclosure of well positioned land extending to approximately 8.89 acres. The property offers potentially a wealth of opportunities i.e. agriculture, equestrian, amenity etc, subject to the necessary planning consents. Soil comprises of slightly acidic but base rich loam and clay type classified as Grade III on the DEFRA Land classification map. Benefiting from direct access from the Council maintained highway and mains water supply. The land is level in topography and bound and divided in the main by natural hedgerows.

Designations

The land is not situated within AONB, NVZ or SSSI,

Stewardship Schemes

The land is not subject to any environmental or countryside stewardship schemes.

Footpaths and Rights of Way

Single public footpath running along the west boundary. We are unaware of any further rights of way.

Uplift Clause

None.

Local Council: Somerset Council.

Telephone:0300 123 2224

Drainage Rates: Not applicable.

Services: Mains water is connected. Potential purchasers are advised to make their own enquiries into the adequacy and availability of any services.

Tenure: Freehold with vacant possession.

VAT: The purchase price is not subject to VAT.

Viewing: At any reasonable time on foot with a set of the sale details. The postcode for the nearest property is BA4 6RY

What3words – prosper.truly.snippets

Ref: GPT/10737

GLASTONBURY OFFICE

Telephone 01458 834288

41 High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending 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.



SUBJECT TO CONTRACT AND WITHOUT PREJUDICE

**8.89 acres of Land at Stone Lane, Parbrook, East pennard,
Somerset**

Tender Form – Best Bids by 12 midday 26th July 2024



INFORMATION

Any Prospective Purchasers wishing to submit a tender for the property known as “8.89 acres of Land at Stone Lane, Parbrook, East Pennard, Somerset” are invited to complete the below Tender Form and submit to the Vendor’s agents Cooper and Tanner, 41 High Street, Glastonbury, Somerset BA6 9DS before 12 midday on Friday 26th July 2024.

It should be noted that the Vendors do not bind themselves to accept the highest or indeed any offer. The Vendors reserve the right to withdraw the property or remarket the property or any part thereof, if they so wish. Whilst it is not the intention of the Vendors to re-approach for further offers, they reserve the right to do so.

In addition, the Vendors will disregard any offer which is qualified or conditional which in their absolute discretion, consider to be unreasonable or not (in their judgement) in their own best interest.

Furthermore, the offers should be made for a precise amount in £ sterling and to avoid the receipt of identical sums it is advised that offers should be made for an uneven figure. No offer will be accepted which is made with reference to another tender, for example £100 more than the highest price tendered.

All parties who submit an offer will be informed within a reasonable period of time whether their offer has been successful or not.

All offers are non-binding and will be taken as being Subject to Contract. Any accepted offer will be subject to the offeror providing Proof of Identity and Proof of Funding.

If you require any further information, please contact the agents.

**Tel: 01458 834288
George Trippick MRICS**

SUBJECT TO CONTRACT AND WITHOUT PREJUDICE

8.89 acres of Land at Stone Lane, Parbrook, East pennard,
Somerset
Tender Form – Best Bids by 12 midday 26th July 2024

I/We.....

Of [address]

Offer Amount £..... in words.....

Amount of proposed non-refundable but deductible deposit* (if any) £.....

*If it is proposed to offer a non-refundable deposit upon acceptance of offer please confirm.

Method of financing (i.e. mortgage, dependent upon sale of another property, cash etc.)

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If subject to sell of another property please confirm selling agent.....

Any other relevant matters/conditions

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Your Solicitors details.....

Signed

Dated