





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



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

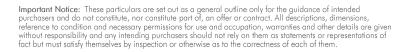
Telephone 01458 834288 41 High Street, Glastonbury, Somerset BA6 9DS glastonbury@cooperandtanner.co.uk





COOPER

TANNER



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 $\mathfrak L$ 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.)
If subject to sell of another property please confirm selling agent
Any other relevant matters/conditions
Your Solicitors details
Signed
Dated