DAVID JAMES



FOR SALE BY MODERN METHOD OF AUCTION

- 7.32 acres (2.96 ha) agricultural land
- Mainly flat topography
- North west of Brent Knoll settlement
- Mains water connected

Land at Middle Street

Brent Knoll, near Highbridge, Somerset, TA9 4BT

Guide Price £65,000

Flat pasture land with mains water connection.

Barley Wood Stables, Long Lane, Wrington, BS40 5SA
wrington@david-james.co.uk
Tel 01934 864300
www.david-james.co.uk

DAVID JAMES





METHOD OF SALE
WWW.IAMSOLD.CO.UK

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DESCRIPTION
7.32 acres (2.96 hectares) or thereabouts of agricultural land to the west of the settlement of Brent Knoll. Currently laid to pasture with mature boundary hedges on the eastern and western sides and rhynes along all boundaries. The topography is flat with some areas of scrub and mounds of earth near the gateway entrance. There is a railway line along the west boundary.

Access is via a track from Middle Street.

SERVICES
Mains water connected.

DESIGNATIONS
Under the Sedgemoor Local Plan 2011-2032, the land appears to have no special designations.

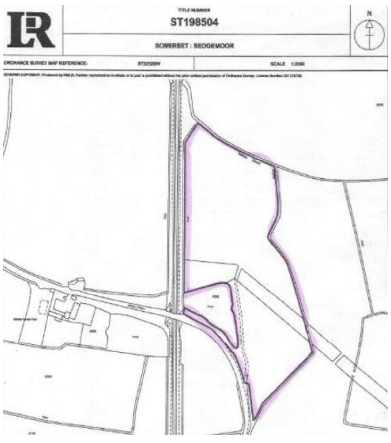
TENURE
Freehold with vacant possession.

LOCAL AUTHORITY
Somerset Council

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

Ref: WRU250032 **Date:** 30th April 2026





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.