



Teckhill Copse

North Petherton, Somerset

**Carter Jonas**



# Teckhill Copse Teckhill Lane North Petherton Bridgwater Somerset TA6 6PL

## A single enclosure of woodland.

Teckhill Copse comprises a single enclosure of attractive woodland extending to about 0.40 of an acre.

For sale by online auction with a finish time of 10am on Wednesday 17th July 2024.

### Method of Sale

The property is offered for sale by online auction with a guide price\* of £20,000. The property will be sold subject to a reserve price\*\*. For further information, to register to bid, and review the auction pack, visit [carterjonas.co.uk/property-auctions](https://carterjonas.co.uk/property-auctions).

\*The guide price is the minimum price at which the seller is prepared to sell at the date of publication.

\*\*The reserve price is the minimum price at which the auctioneer is authorised by the seller to sell the lot at auction. The lot may

be sold to the highest bidder at or above the reserve price but the auctioneer is not authorised to sell at a figure below the reserve price. Both the guide price and the reserve price are subject to change.

Potential purchasers should ensure that they register their interest in the property and regularly check for updated information regarding the property, including changes to the guide price.

### Tenure & Possession

The freehold of the property is offered for sale with the benefit of vacant possession upon completion.

### Health & Safety

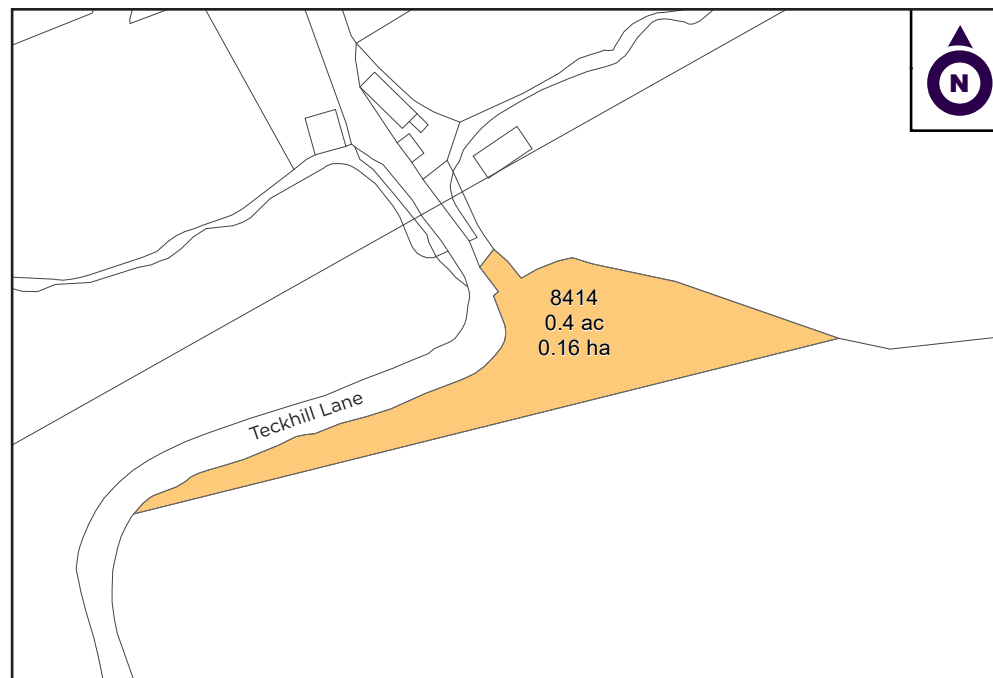
Potential purchasers are requested to take particular care when inspecting the woodland, being conscious of steep, slippery and uneven ground conditions.

### Viewings

Potential purchasers can view the land at reasonable daylight hours, after informing the agents, Carter Jonas, on 01823 428590.

### Directions

Heading on the A38 towards North Petherton, shortly after the right turning onto Moon Lane, turn left signed Shearston. Continue around the two corners on this road (passing the farm on the right-hand side). Take the first turning on the right onto Teckhill Lane (a no-through road). Continue to the end of Teckhill Lane and Teckhill Copse is located on the right-hand side.



### Taunton

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### Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](https://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

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