



Land at Compton Bishop Farm

Axbridge, Somerset

Carter Jonas

Land at Compton Bishop Farm Axbridge Somerset BS26 2JA

Two parcels of well-situated pastureland.

The Land at Compton Bishop Farm comprises two parcels of level and accessible pastureland with Lot 1 comprising 21.32 acres divided between two large field enclosures with road access and Lot 2 comprising 5.86 acres divided between two pasture paddocks, adjoining the River to the north, and with road access to the east.

In all extending to 27.18 acres.

For sale by informal tender as a whole or in two separate lots with tenders due by midday on Wednesday 11th June 2025.



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Land

The land comprises two parcels of pastureland offered for sale as a whole or in two separate lots.

Lot 1 comprises 21.32 acres divided between two large field enclosures with road access along the eastern boundary together with a new mains water supply.

Lot 2 comprises 5.86 acres divided between two pasture paddocks adjoining the River to the north with road access and a new mains water supply along the eastern boundary.

Method of Sale

The property is offered for sale as a whole or in two separate lots by Informal Tender.

Lot 1 is offered for sale with a guide price of £250,000.

Lot 2 is offered for sale with a guide price of £100,000.

Tenders are due by midday on Wednesday 11th June 2025. Tenders should be submitted via email to jack.mitchell@carterjonas.co.uk, or in writing addressed to Carter Jonas, Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX with envelopes marked 'Tender for Land at Compton Bishop Farm'.

Tenure & Possession

The freehold of the land is offered for sale with vacant possession available upon completion.

Planning

Lot 2 has permission for dual agricultural and equestrian use.

Fixtures & Fittings

The vendor will be removing the temporary fence posts/fencing and field shelter from the land prior to completion of the sale.

Services

The land will be sold with a new mains water supply connected to each Lot. The land is currently serviced by the Compton Bishop Farm supply. However, the vendor has arranged for a new mains connection to be made by Bristol Water.

Wayleaves Easements & Rights of Way

There is a public footpath running along the northern boundary of Lot 2.

Health & Safety

Potential purchasers should take particular care when inspecting the land, being conscious of sudden movements from livestock which may be present and machinery which may be operating at the time of inspection, as well as uneven, steep and slippery ground conditions. Potential purchasers should also be mindful of the open water along the northern boundary of Lot 2 when inspecting the land and not venture too close to the edge of the bank.

Local Authorities

Somerset Council
(formerly Sedgemoor District Council)
www.somerset.gov.uk

Viewings

Potential purchasers may view the land during reasonable daylight hours after informing the vendor's agents, Carter Jonas, on 01823 428590, and with a set of these sales particulars in hand.

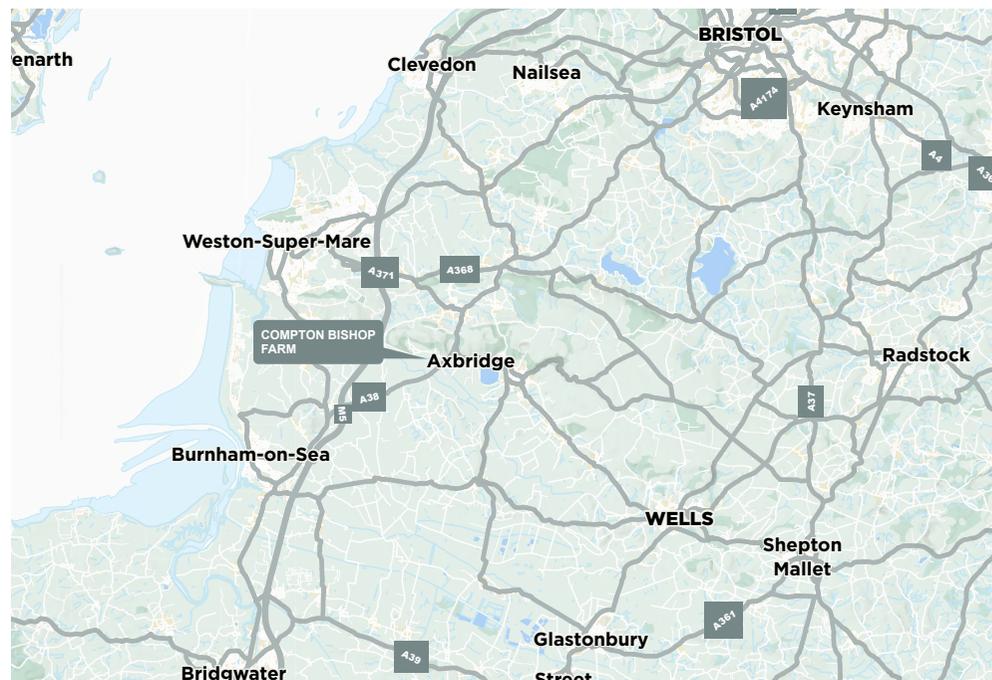
Directions

From Junction 22 of the M5 motorway, take the A38 exit to Burnham-on-Sea/Highbridge. At the next roundabout, take the third exit onto Bristol Road/the A38. At East Brent Roundabout, take the second exit and stay on Bristol Road/the A38. After about four miles, turn left onto the left onto the Old Coach Rd, signed Loxton, Compton Bishop, Cross, and the Webbington Hotel. The land will be found on the left-hand side with reference to the land plan.



Lot 1: ///gazes.boats.melt

Lot 2: ///notion.masts.single



Taunton

01823 428 593 | jack.mitchell@carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

Important Information

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