



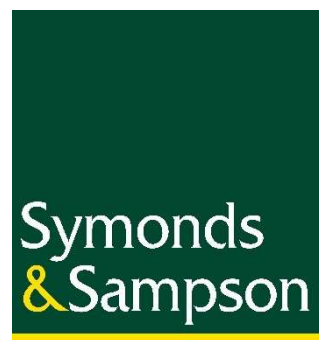
Land at New Road Hinton St George, Somerset, TA17 8SR

2.10 acres (0.85 hectares) of level pasture land in an edge of village location benefitting from road access. For sale by Formal Tender.

Offers in excess of

£30,000

Freehold



Land at New Road

Hinton St George, Somerset, TA17 8SR

Viewing during daylight hours with a set of these particulars to hand having first informed the agents.

The Land

An attractive single parcel of level pasture land. The land is situated on the edge of the village of Hinton St George. Extending to 2.10 acres (0.85 hectares), the land is enclosed by part hedge and tree-lined and part walled boundaries. The soil is freely draining slightly acid and loamy, and the land is classified as Grade 3 on the Agricultural Land Classification Maps.

Situation

The land is situated in the county of Somerset to the northwest of the village of Hinton St George. The town centre of Crewkerne is located approximately 3.5 miles to the southeast. The land is accessed directly from New Road.

Rights of Way

No public rights of way affect the land.

Tenure and Possession

Freehold with vacant possession on completion.

Designations

The land is located in the Hinton St George conservation area.

Overage Clause

The property will be sold subject to an overage on any future development. This will exclude agricultural, horticultural and equestrian development. The overage will be effective for 21 years from the date of completion and will be triggered by grant of planning consent with 30% of uplift in value payable within twelve months of the grant of Planning Permission or Deemed Planning Permission.

Restrictive Covenant

The land is subject to an existing covenant which was imposed in 1941. 'No building or erection of any description shall at any time hereafter be erected or placed on any part of the land'.

Services

There are no mains services currently connected to the land, however, we understand mains water is close by.

Sporting

All rights are owned and included in the sale.

Directions

From Crewkerne take the A30 towards Chard, after 1.6 miles turn right onto Liddon Hill. Continue for 1.8 miles until you reach Hinton St George. Turn left onto the High Street keeping right onto Church Street and New Road, where you will find the land on the left-hand side, denoted by a Symonds & Sampson LLP 'For Sale' board.

Local Authority

Somerset Council
somerset.gov.uk, 0300 123 2224

What3words

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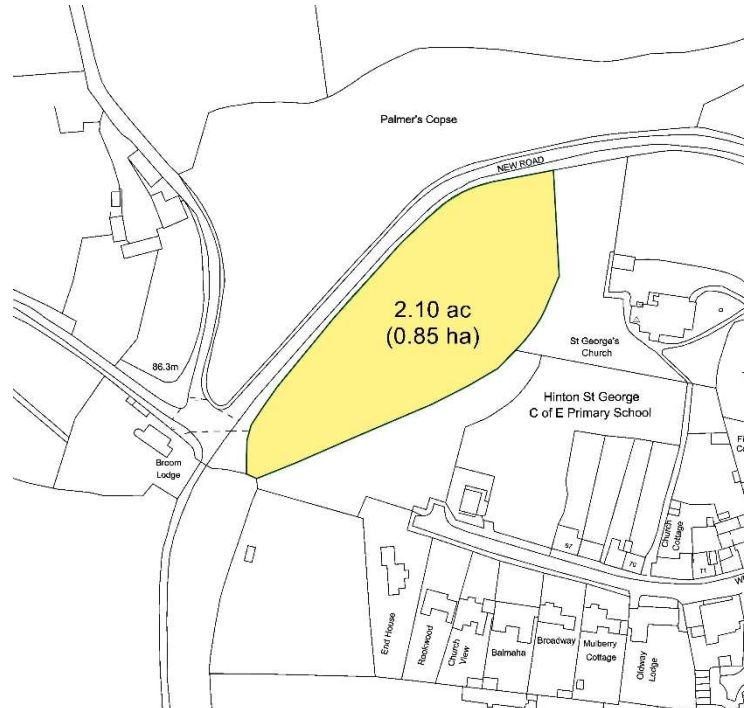
Solicitors

Wilsons Solicitors LLP
Sue.Russell@wilsonslip.com
01722 427 518

Method of Sale

The land is for sale by Formal Tender as a whole. Tenders are invited to be submitted on the attached tender form and returned to our Yeovil office by Tuesday 20th August 2024 at 12 noon.

LMC/02/07/2024



01935 382901

Symonds & Sampson LLP
2 Court Ash, Yeovil, Somerset BA20 1HG
lcarnell@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



FORMAL TENDER CONDITIONS
Land at New Road
Hinton St George, Somerset, TA17 8SR
("the Property")

SUBJECT TO CONTRACT

Tenders are to be received, in writing, on this form no later than
12 NOON ON TUESDAY 20TH AUGUST 2024

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: lcarnell@symondsandsampson.co.uk

Tenders should be submitted on the following basis:

1. Any person wishing to purchase the Property must complete and sign the Formal Tender Form attached and return it together with the signed Contract, these printed conditions and a 10% deposit to Symonds & Sampson at the above address by the date and time stated.
2. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
3. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of the sale and the Tender Pack.
5. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. Please clearly mark on the envelope with words "LAND AT HINTON ST GEORGE" in the left hand corner. In addition to this form, you must include the completed Contract from the Tender Pack and your cheque for 10% deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
8. The Vendors do not commit themselves to accept the highest or indeed any offer.
9. Completion date as per Contract.
10. In submitting a tender the following assumptions shall apply:
 - (a) that the tenderer has previously inspected the Property.
 - (b) that the tenderer accepts the Property in the physical state it is now in.
 - (c) that the tenderer has read the tender pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity.
 - (d) that the tenderer is aware of these Tender Conditions, the Contract and the consequences of submitting a tender which is successful.

NB. Tenders are submitted subject to these Formal Tender Conditions and the conditions in the Contract contained in the Tender Pack. Should your offer be accepted, contracts will be exchanged and the successful tenderer will be bound by these Formal Tender Conditions and the conditions in the Contract. **We strongly recommend you instruct a solicitor to inspect the pack on your behalf before submitting a tender.**



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FORMAL TENDER FORM
Land at New Road
Hinton St George, Somerset, TA17 8SR

SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
12 NOON ON TUESDAY 20TH AUGUST 2024

Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
Ref: LC Email: lcarnell@symondsandsampson.co.uk

I/We: _____

Of: _____

_____ Postcode _____

Telephone: _____

Hereby submit a Tender for the property as described in our particulars and conditions of sale, in the sum of:

£ _____ In words £ _____

Please provide details of funding and enclose evidence (e.g., bank statements/mortgage offer/letter from bank)

Dated _____ Signed: _____

Name: _____

My/Our Solicitors are: _____

Address: _____

Please ensure this form is returned to our office together with the signed Formal Tender Contract and your deposit monies being 10% of your tender amount prior to 12 noon on Tuesday 20th August 2024. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.