

An aerial photograph showing a large, dense woodland in the foreground, transitioning into a large, bright green field in the middle ground. The field is bordered by a line of trees and a hedge. In the background, there are rolling hills and more fields under a clear sky. The Symonds & Sampson logo is overlaid in the top center.

Symonds
& Sampson

Woodland at Buckland St Mary

Buckland St Mary, Somerset

Woodland at Buckland St Mary

Somerset TA20 3JF

6.20 acres (2.51 hectares) of mixed mature broadleaf woodland situated half a mile from the A303 at Buckland St Mary. For sale by Informal Tender as a whole.

- 6.20 acres (2.51 hectares)
 - Mixed mature woodland
- Benefits from a range of timber buildings
 - Access from Tower Lane
- Situated to the north of Chard (5.5 miles)
- Situated to the south of Taunton (9.5 miles)
- Freehold with vacant possession on completion
 - For sale by Informal Tender
- Tender deadline Tuesday 15th October 2024 at 12 noon

Guide Price £95,000

Freehold

Yeovil Agricultural
01935 382901
grusso@symondsandsampson.co.uk



THE PROPERTY

An attractive parcel of mixed mature woodland totalling 6.20 acres (2.51 hectares). The woodland consists of a variety of species, including oak, beech and conifers with a range of timber framed buildings located on the South East boundary. The property is bordered by open farmland and set conveniently just half a mile off the A303.

SITUATION

The land is situated in a rural location. The nearby villages of Buckland St Mary and Bishopswood are within easy reach with the town of Chard only 5.5 miles north and Taunton 9.5 miles south.

DIRECTIONS

From Buckland St Mary follow Rectory Road for 0.3 miles until you reach the cross roads, at the cross roads continue straight over, the woodland is on your left. Continue on this road, access to the property is denoted by our Symonds & Sampson LLP 'For Sale' board. Viewing by appointment only, please contact the Office on 01935 382901 to discuss arrangements.

ACCESS

Access to the woodland is directly off the public highway Tower Lane.

SERVICES

There are no mains services connected.

DESIGNATIONS

The land is situated in the Blackdown Hills National Landscape (formally AONB).

There is a Tree Preservation Order (TPO) affecting this woodland.

The property is a priority habitat and is on the Priority Habitat Inventory – Deciduous Woodland.

RIGHTS OF WAY

There are no rights of way crossing the property.



TENURE & POSSESSION

Freehold with vacant possession on completion.

WOODLAND SCHEMES

The woodland is not subject to the any Environmental Stewardship or Countryside Stewardship Agreements.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are held in hand and included in the sale.

LOCAL AUTHORITY

Somerset Council – 01935 422111
www.somerset.gov.uk

SOLICITORS

Chubb Bulleid, 7 Market Place, Wells, Somerset
BA5 2RJ
01749 836100

WHAT3WORDS

///aimless.hero.defenders

METHOD OF SALE

The land is for sale by Informal Tender as a whole. Tenders are invited to be submitted on the attached tender form and returned to our Yeovil Office by Tuesday 15th October 2024 at 12 noon.



YEOAG/GR/03092024



01935 382901

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



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

**Woodland at Buckland St Mary
Somerset, TA20 3JF
Terms of Informal Tender**



Should you decide to submit an offer it should be submitted in writing upon the following basis by **12 noon on Tuesday 15th October 2024** to Symonds & Sampson LLP's Yeovil office – 2 Court Ash, Yeovil, BA20 1HG

1. Any offer should be for a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. 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.
4. You should state any conditions on which the offer is made e.g. whether your offer is conditional upon any survey, the inclusion of any fixtures or fittings, the grant of any planning or other consents, but otherwise it should be subject to contract only.
5. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope clearly in the left hand corner with the words "Woodland at Buckland St Mary - Closing Offer". If you wish to check with us before the deadline that your offer has been received at this office, we suggest that you mark the envelope with your initial or some other form of identification.
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract shortly following acceptance of an offer. A 10% deposit will be payable upon exchange of contracts.
9. Please indicate the period within which you expect to be able to exchange contracts and when you wish to complete.
10. The Vendor reserves the right not to accept the highest offer or any offer made.



INFORMAL TENDER

**To be submitted by 12 noon on Tuesday 15th October 2024 to
Symonds & Sampson, 2 Court Ash, Yeovil, BA20 1HG
OR by email to lcarnell@symondsandsampson.co.uk**

SUBJECT TO CONTRACT

I/We: _____

Of: _____

Telephone: _____ Email: _____

Hereby submit for the **Woodland at Buckland St Mary, Somerset, TA20 3JF**, as indicated in the sales particulars, an offer in the sum of:

£ _____

(In words) _____

Please provide details of funding and other relevant matters:



Dated _____ day of _____ 2024

Signed: _____

Full name, address and capacity of signatory (where signed on behalf of or as agent for the applicant):

Name: _____

Address: _____

Capacity: _____

My/Our Solicitors are: _____

This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.