



FOR SALE

- 2.19 Acres of Agricultural Land
- Direct access from Pill Road
- Water Connected
- New Stock Fencing

Pill Road, Mark

Near Highbridge, Somerset, TA9 4PB

Guide Price: £70,000

2.19 acres (0.89 hectares) of agricultural land, with direct access off the public highway known as Pill Road.

THE LAND IS TO BE SOLD BY INFORMAL TENDER –
DATE TO BE CONFIRMED

Description

A chance to purchase a parcel of agricultural land situated in the Parish of Mark, near Highbridge, Somerset.

The land is a single parcel of permanent pasture, extending to 2.19 acres (0.89 hectares) as edged red on the plan. Mature hedgerows and stock fencing border the land, and it benefits from direct access off the public highway known as Pill Road. Field No. ST370-0809.

Directions

From Junction 22 of the M5 motorway, head towards Edithmead roundabout, taking the third exit onto Bristol Road/A38. After approx. 0.4 miles, turn right onto Harp Road. In 0.9 miles, turn left onto Vole Road. In 0.4 miles, turn right to continue along Vole Road. In 0.9 miles, bear left onto Pill Road. Continue along Pill Road for 0.5 miles, and the access gate to the land is situated on the right-hand side, demarcated with one of our 'For Sale' boards.

Services

The land benefits from mains water being connected.

Tenure & Possession

The land is of freehold title with vacant possession available upon completion of purchase.

Environmental Stewardship

The land is not subject to any sustainable farming incentive (SFI), ELS or HLS agreements.

Statutory Designations

The land sits within an SSSI impact risk zone where planning applications are assessed for likely impacts or nearby SSSIs, SACs, SPAs & Ramsar Sites.

Development Clawback

There is a development clawback clause attached to the sale of land for 30% of any uplift in value for 25 years for any development other than agricultural or equestrian, which we understand has 24 years left to run.

Town and Country Planning

The land is sold Subject to any Development Plan, Tree Preservation order, Town Planning Schedule, Resolution or Notice which may be or may come into force, also subject to any statutory provision of byelaws, without any obligation on the part of the Vendors to specify them, and the purchaser shall be deemed to have full knowledge about the provisions of any such matters affecting the property.

Rights of Way

There are no known rights of way over the land.

Viewings

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

Ref: WRU260012

Date: 20th May 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.