



Land East of Load Lane
Westonzoyland, Bridgwater, Somerset, TA7 0LW

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0.52 acres (0.21 hectares) of land located adjacent to the Settlement Boundary, with direct access off Load Lane.

Guide Price

£45,000

Freehold

For Sale by Informal Tender

Tenders to be submitted in a sealed envelope by 12 noon on Friday 21st August 2026, to the Agents office with envelopes sealed and marked 'Land East of Load Lane'.

Situation

The property is located in the village of Westonzoyland, 4 miles east of the town of Bridgwater, Somerset. The village offers a small range of amenities and facilities including independent shop, pub and hall. The town of Bridgwater is accessed via the A372 and offers a comprehensive range of recreational and shopping facilities including pubs, restaurants cinemas and more.

There are further good access links from Bridgwater to the A38 and M5 at either Junction 23 or 24, as well as a mainline railway station with links to Bristol, Taunton and beyond.

Access

The land is accessed directly off the public highway, known as Load Lane, through the western boundary which is currently Heras fenced.

Tel: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or
o.hutchings@rosevalerural.co.uk



Description

Land East of Load Lane (shaded in red) comprises approximately 0.52 acres (0.21 hectares) of land in one well shaped parcel.

The land is level lying, currently overgrown with some weeds, but otherwise has a hard base. The land is accessed directly from the public highway to the west, known as Load Lane. The boundaries vary but predominantly consist of neighboring residential property boundary fences.

The land is located adjacent to the settlement boundary.

Sporting and Mineral Rights

The sporting and mineral rights so far as they are owned, will be included in the freehold sale.

Tenure

The land is offered with freehold tenure and will be sold with vacant possession.

Services

There are no mains services although we are informed that mains water, sewerage and electricity either pass under part of the land to neighbouring properties or are in Load Lane.

Outgoings and Rights of Way

The land will be conveyed, subject to all public or private rights of way, easements, wayleaves, fibre cables, water, sewerage and gas pipes passing over or under the property and subject to the agreements affecting the same (if any).



Overage and Covenants

The land will be sold with no overage provisions.

There is an existing restrictive covenant in place, currently restricting the use of the land to agricultural or horticultural use.

Planning

The property falls within the Sedgemoor District of Somerset Council and sits adjacent to the settlement boundary.

Method of Sale

Land East of Load Lane is offered for sale by Informal Tender, with applications to be submitted by 12 noon on Friday 21st August 2026.



Directions

From the town of Bridgwater, head east on the A372 to Westonzoyland. After entering the village, take the second right turn onto Load Lane. Continue south on Load Lane until the property will be found on your left.

The land will be marked with a Rose Vale Rural 'For Sale' Board on the Heras fencing.

Viewings

Viewings are unaccompanied, in daylight hours, with a set of sale particulars in hand. There is a single Heras panel that is not secured, providing for careful access. Please be aware of any trip hazards as you walk around the site. The Vendor and their Agent take no responsibility for any injury. Please also leave the Heras fence closed.



What3Words
///drill.chef.devoured

Phone: 01458 772792

Email: p.hodgkin@rosevalerural.co.uk or
o.hutchings@rosevalerural.co.uk

Office: Unit 6, Bowdens Business Park, Hambridge, Langport,
Somerset TA10 0BP

Trusted Advisors in **RURAL** Property.





Tender Form

Land East of Load Lane, Westonzoyland, Bridgwater, Somerset TA7 0LW

Any person wishing to purchase the land described in the attached particulars should complete and sign this Form of Tender and submit to **Rose Vale Rural, Unit 6 Bowdens Business Park, Hambridge, Langport, Somerset, TA10 0BP**, or via email to **p.hodgkin@rosevalerural.co.uk**, no later than **12.00 noon on Friday 21st August 2026**. Submissions should be clearly marked "Tender for Land East of Load Lane". Following submission of a Tender, please contact Rose Vale Rural on 01458 772792 to confirm safe receipt.

Conditions of Tender

1. The Vendor is not obliged to accept the highest, or indeed any offer.
2. All offers, and any agreed sale, are subject to contract.
3. Any offers received after the stated deadline will be recorded and reported to the Vendor; however, at the Vendor's discretion, late offers may be excluded from the tender process.
4. All interested parties are invited to submit their best offers. To assist the Vendor in reaching a decision, offers should include all relevant information available to the bidder.
5. The property may be sold prior to the tender deadline. Interested parties are therefore advised to register their interest with the Agents and to confirm with the Agents, before submitting a tender, that the property remains available at the tender date.
6. Any offer must be for a firm, fixed sum and must not be dependent upon, or referable to, any other offer.
7. Once submitted, a tender may not be withdrawn.
8. Offers must clearly state the following:
 - The lot to which the offer relates.
 - The full name(s) and address(es) of the party or parties making the offer.
 - To comply with the Anti-Money Laundering Regulations, each prospective purchaser must provide a copy of photographic identification (passport or driving licence) and a separate proof of address document (often a utility bill or bank statement) dated within the last three months.
 - The name, firm and address of your solicitor.
 - Any conditions relating to the offer.
 - Where an offer is conditional upon the sale of another property, please confirm the current status of that sale and provide your agent's contact details.

Once a sale has been agreed, the Vendor's agent will issue a Memorandum of Sale to the parties and their solicitors. Unless otherwise agreed, the successful purchaser is expected to proceed to exchange of contracts as soon as practically possible, no later than 8 weeks upon receipt of the sale documents from the Vendor's solicitors.

Following receipt of instructions from the Vendor, all parties who have submitted offers will be notified of the outcome.

TENDER FORM OVERLEAF

Land East of Load Lane, Westonzoyland, Bridgwater, Somerset TA7 0LW

0.52 acres (0.21 hectares)

I/We, the undersigned, hereby submit an offer to purchase the land described in the attached particulars for the following sum:

Amount Tendered £..... In Words

Applicant details

Name

Address

Phone number

Email address

Signature

Date

Have you included a covering letter with any additional details? (please circle) Yes No

Applicant's solicitor's details

Name

Address

Phone number

Email address

Please note: for your offer to be considered, this form must be completed in full.

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